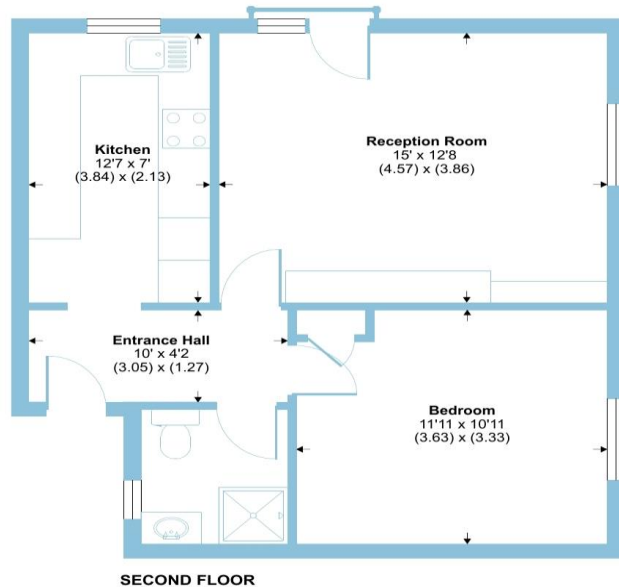
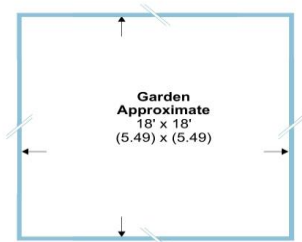




**Marshe Close, Potters Bar EN6 5NR**

## Marshe Close, EN6

Approximate Area = 507 sq ft / 47.1 sq m  
For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2024. Produced for Barnard Marcus. REF: 1109503



## welcome to Marshe Close, Potters Bar

- One bedroom apartment
- Rear Garden
- Fitted Kitchen
- Shower Room
- 1.2 miles to Potters Bar Train Station

Tenure: Leasehold

EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 30 Jan 1984.

# £240,000



This one double bedroom apartment located in this peaceful location in Potters Bar. The property is offered for sale in good decorative order and is ready to move into. The accommodation comprises of a welcoming entrance hall which leads onto this homes fitted kitchen, shower room, double bedroom as well as the added benefit of loft access. This property has a good-sized living dining area with Juliet balcony and has Freeview connectivity. This well-designed apartment block could be an ideal first home or a great investment opportunity. Potters Bar train station is located 1.2 miles away with the popular Oakmere Park close by. Externally this apartment has parking facilities for residents, storage and its own section of a garden to the rear.

**view this property online** [barnardmarcus.co.uk/Property/WTS106862](https://www.barnardmarcus.co.uk/Property/WTS106862)



Property Ref:

WTS106862 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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