

**Bridge Court, 168 Mutton Lane, Potters Bar, EN6 2AW**  
**Guide Price £349,995 Leasehold**(\*see note over)

*This two bedroom first floor apartment is conveniently located for Darkes Lane amenities including Potters Bar Mainline Station, local shops, restaurants and the Wylyotts Centre. The property offers a master bedroom with en-suite shower room, main bathroom, spacious open plan kitchen/reception room, security video-entryphone system, allocated parking space, visitor parking and well maintained communal lawns. Internal viewing is highly recommended.*

63 DARKES LANE POTTERS BAR HERTS EN6 1BJ

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### COMMUNAL ENTRANCE

Double glazed entrance door with video entryphone system, gas and electricity meter cupboards, postbox, stairs leading to first floor landing, door to property.

### HALLWAY

Recessed spotlighting, doors to Bedrooms, family bathroom & lounge, high level fuseboard, video entryphone system, alarm panel, power points, mains wired smoke detector, wood effect flooring.

### LOUNGE/DINER 17' 6" x 13' 2" (5.33m x 4.01m) approx

Double glazed window to side, Juliet balcony to front with double glazed french doors and double glazed side windows, double radiator, telephone point, TV point, power points, wood effect flooring, open plan to kitchen.



### KITCHEN 8' 2" x 7' 3" (2.49m x 2.21m) approx

Double glazed window to front, recessed spotlighting, worktops with a range of matching wall, base & drawer units, 1/2 bowl inset sink unit with mixer taps and drainer, counter top lighting, electric hob with cooker hood above and built in electric oven incorporating grill. integrated washer/dryer and slimline dishwasher, integrated fridge/freezer, wood effect flooring, power points, concealed wall mounted Ideal combination boiler, mains wired smoke detector.



### BEDROOM 1 10' 0" x 9' 5" (3.05m x 2.87m) approx

Double glazed window to rear, recessed spotlighting, telephone point, power points, TV point, radiator, door to ensuite shower room, wardrobe with hanging, shelving and drawer space with sliding doors.





**EN-SUITE 9' 3" x 3' 5" (2.82m x 1.04m) approx**

recessed spotlighting, fully tiled walls, low level w.c, floating vanity unit with mixer taps, walk in shower with glass shower door, rainwater shower fitting with handheld shower attachment, shaver point, tiled flooring, heated towel rail, extractor fan.



**BEDROOM 2 8' 10" x 8' 9" (2.69m x 2.66m) approx**

Double glazed window to rear, recessed spotlighting, radiator, power points.



**BATHROOM 7' 0" x 5' 5" (2.13m x 1.65m) approx**

Recessed spotlighting, fully tiled walls, panel enclosed bath with mixer taps and shower over with rain water shower fitting and handheld shower attachment, vanity unit with mixer taps, low level w.c, wall mounted bathroom cabinet, heated towel rail, tiled flooring, extractor fan.



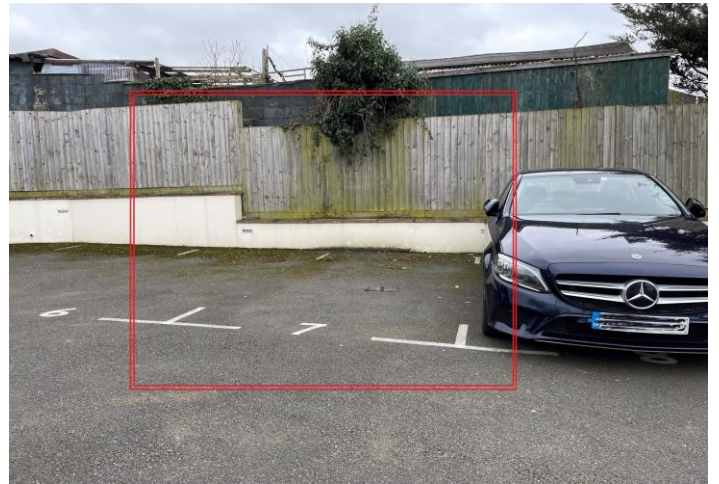
**COMMUNAL LAWNS**

Communal lawns to rear of property, small front garden and additional front lawn to side of car parking area.

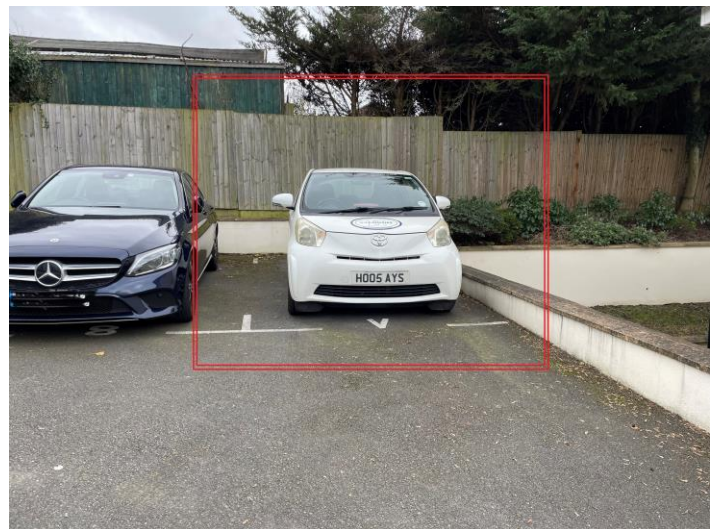


**PARKING**

One allocated parking space plus visitor parking.



**VISITOR PARKING**



**LEASEHOLD PROPERTIES:**

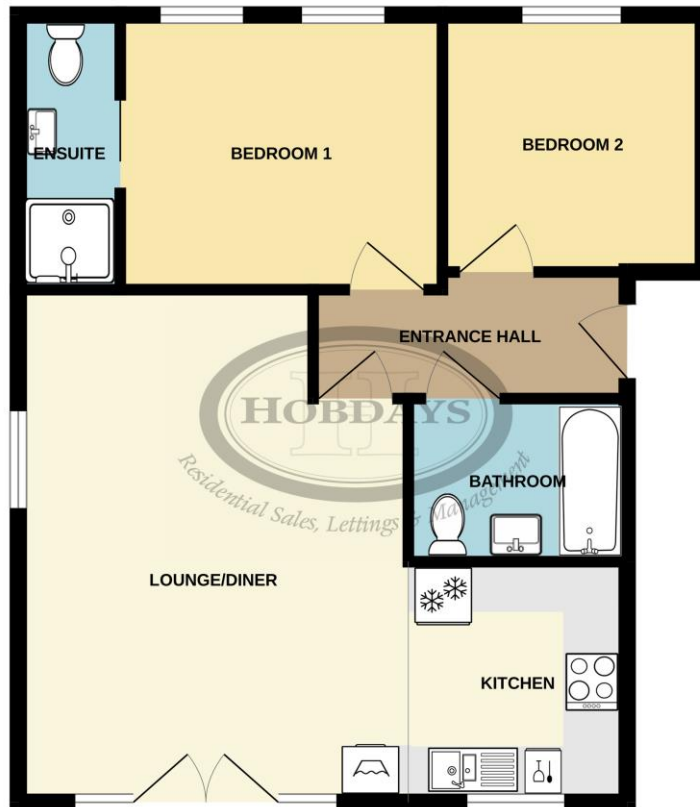
Ground Rent: £275 PA  
 Service Charges: £1330 PA  
 Buildings Insurance: Inclusive  
 Lease length: 125 years from 2014

Council Tax Band:D  
 Parking arrangements: Allocated Parking  
 Mains Gas:Yes  
 Mains Electric: Yes  
 Mains Water/drainage: Yes  
 Heating Type:Gas central heating  
 Surface Water Flood Risk: Very Low Risk  
 Rivers & The Seas Flood Risk: Very Low Risk  
 (source: Gov.uk)  
 Broadband Availability: Standard & Superfast (FTTP is not available)  
 (Source: Ofcom & BT Broadband Availability Checker)  
 Mobile Availability: EE, Three, O2 & Vodaphone  
 (Source: Ofcom)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Reference:  
 Bridge Court

FIRST FLOOR  
 575 sq.ft. (53.4 sq.m.) approx.



TOTAL FLOOR AREA : 575 sq.ft. (53.4 sq.m.) approx.  
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**Viewing strictly by appointment via Hobdays**

**Telephone: 01707 663330**

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