

37 Hertford Mews, Billy Lows Lane, Potters Bar, EN6 1XW
£159,995 Leasehold (*see note over)

This one bedroom second floor retirement apartment is located in this popular development within reach to Potters Bar High Street including local shops, Oakmere Park, Restaurants plus Highview & Annandale Medical Centres. Hertford Mews has a communal/residents lounge leading out to their 'award winning' communal gardens to the rear. There are overnight guest suites available for visitors of residents, residents laundry room plus residents and visitor parking available. Offered chain free, viewing recommended.

63 DARKES LANE POTTERS BAR HERTS EN6 1BJ

01707 663330

www.hobdays.co.uk email:

COMMUNAL ENTRANCE

Communal entrance door with entryphone system leading to entrance hall. Door to house managers office, guest cloakrooms, residents lounge leading out to communal gardens, laundry room & refuse area. Stairs and lift leading to upper levels. Front door to property located on 2nd floor.



HALLWAY

Doors to lounge/diner, bathroom & bedroom. storage cupboard housing hot water cylinder & cold water tank, smoke detector, emergency pull cord.

LOUNGE/DINER 17' 5" x 9' 10" (5.30m x 2.99m) approx

Double glazed window to front, coved ceiling, two ceiling lights, economy 7 night storage heater, wall mounted entryphone system, emergency pull cord, power points, TV point, open access to kitchen.



KITCHEN 9' 10" x 5' 3" (2.99m x 1.60m) approx

Coved ceiling, worksurfaces with a range of matching wall & base units, single bowl stainless steel inset sink unit with mixer taps and drainer, part tiled walls, electric hob with cooker hood above and built in electric oven/grill below, space for fridge/freezer, power points.



BEDROOM 1 12' 3" x 10' 5" (3.73m x 3.17m) approx

Double glazed window to front, TV point, power points, emergency pull cord, wall mounted convector heater. Walk in cupboard.



WALK IN WARDROBE/STORAGE 4' 5" x 3' 11" (1.35m x 1.19m) approx

Wall mounted fuseboard and electricity meter, lighting.

BATHROOM 7' 0" x 6' 2" (2.13m x 1.88m) approx

Panel enclosed bath with wall mounted electric shower above, glass shower screen, part tiled walls, low level w.c, pedestal wash hand basin with mirror above, wall mounted electric heater, extractor fan.



Communal Gardens

COMMUNAL BENEFITS

Residents Lounge with a range of tables and chairs, communal Kitchenette with range of wall & base units, stainless steel inset sink unit, tea and coffee making facilities, electric oven. **Communal 'award winning' landscaped gardens** with a range of raised brick built flower & shrub beds, lawn areas, seating areas, outside lighting. **Overnight guest suites** There are 2 available, comprising of twin beds, with tea and coffee making facilities, en-suite shower room. Available by appointment and for a small charge per night. **Laundry room** with washing machines and dryer for residents use.



Communal Lounge

Epc Rating: C

LEASEHOLD PROPERTIES:

Ground Rent: £1

Service Charges: £216.52 per month

Buildings Insurance: Inclusive

Lease length: 89 years remaining (125 from 25th March 1988)

Council Tax Band: C Hertsmere

Parking arrangements: Residents & Visitor Parking

Mains Gas: NO

Mains Electric: YES

Mains Water/drainage: YES

Heating Type: Economy 7

Surface Water Flood Risk: Very Low Risk

Rivers & The Seas Flood Risk: Very Low Risk

(source: Gov.uk)

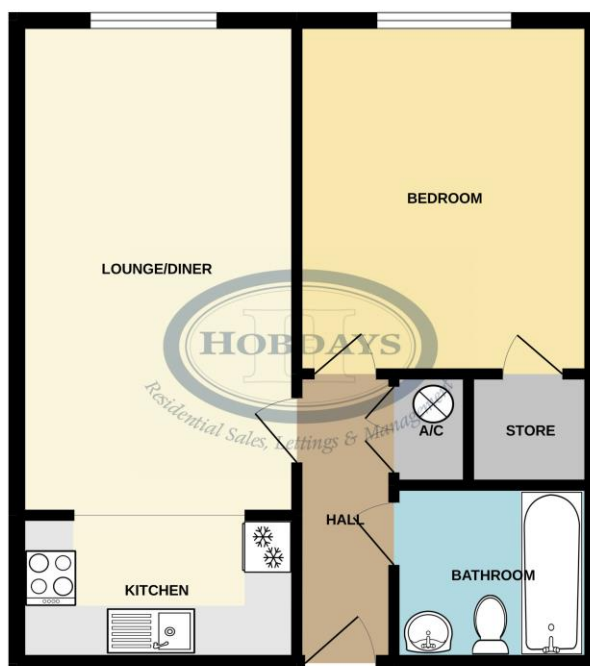
Broadband Availability: Standard. (FTTP is not available)

(Source: Ofcom & BT Broadband Availability Checker)

Mobile Availability: EE, Three, O2 & Vodafone

(Source: Ofcom)

SECOND FLOOR
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA - 460 sq.ft. (42.7 sq.m.) approx.
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**Viewing strictly by appointment via Hobbdays
Telephone: 01707 663330**

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