



10 POTTERS COURT, DARKES LANE, POTTERS BAR EN6 2HS

Asking Price £129,900 | Leasehold

ANDREW WARD EST. 1988  
ESTATE AGENTS





## Property Overview

Introducing this spacious one bedroom lower ground floor retirement flat which benefits from a large living/dining room providing direct access to the communal gardens and patio, a separate kitchen, a double bedroom with fitted wardrobes and a good sized shower room.

The property is just a short walk away from the extensive shopping facilities in Darkes Lane and the mainline station.

It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years.







## Property Features

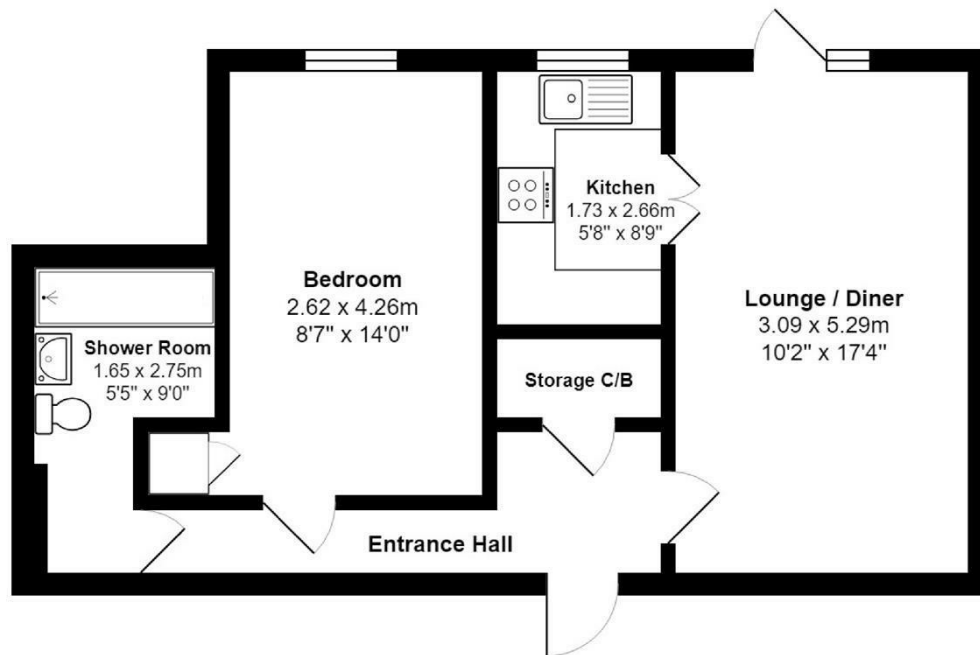
- LOUNGE/DINING ROOM - 10'2 x 17'4
- KITCHEN - 5'8 x 8'9
- LIFT
- ELECTRIC HEATING
- DOUBLE GLAZED WINDOWS
- BEDROOM - 14' x 8'7
- SHOWER ROOM - 5'5 x 9'0
- COMMUNAL GARDENS
- VIDEO ENTRY SYSTEM
- CHAIN FREE

## Agents Notes

The development has a number of facilities which include a residents' lounge, 24 hour emergency Appello call system, CCTV cameras in car park, house manager, communal laundry room, video entry system, guest suite and lift to all floors, residents' and visitor parking and well maintained communal gardens. We understand that the lease has approximately 103 years remaining, an annual ground rent of £350.00 per annum and an annual service charge of approximately £2,665.00.

EPC RATING: TO FOLLOW

COUNCIL TAX BAND: C



**Potters Court, Potters Bar EN6**

All measurements are approximate and for display purposes only.



**Contact us**

149 High Street, Potters Bar, Herts, EN6 5BB  
01707 657181 | pottersbar@andrewward.co.uk

**www.andrewward.co.uk**

**Our Offices**

**BARNET**  
175 High Street, Barnet EN5 5SU  
Tel: 020 8441 6000  
Email: barnet@andrewward.co.uk

**BROOKMANS PARK**  
35 Bradmore Green, Brookmans Park AL9 7QR  
Tel: 01707 649779  
Email: brookmanspark@andrewward.co.uk

**POTTERS BAR**  
149 High Street, Potters Bar EN6 5BB  
Tel: 01707 657181  
Email: pottersbar@andrewward.co.uk

**Disclaimer:** "These property particulars, including floor plans, are set out as a general outline only for guidance and DO NOT constitute any part of an offer or contract. Any purchaser or other must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are given as approximate, no survey or testing of appliances has been carried out. No employee of Andrew Ward Estate Agents has the authority to make or give any representation or warranty in respect of the property."

All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.

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