



7 MARSHE CLOSE, POTTERS BAR EN6 5NR

Open To Offers £239,950 | Leasehold

ANDREW WARD EST. 1988  
ESTATE AGENTS



## Property Overview

NO STAMP DUTY LAND TAX TO PAY - Featuring a private section of garden and loft access, is this well presented one double bedroom top (second) floor flat, which would be perfect for first time or investment buyers.

The accommodation comprises a lovely lounge/dining room with windows both to the front and side, laminate wood flooring and a gas fire, kitchen/breakfast room, the bedroom has laminate wood flooring and the bathroom is fitted with a shower.





## Property Features

- RECEPTION ROOM: 15'0 x 12'0
- KITCHEN/BREAKFAST ROOM: 12'0 x 7'0
- PRIVATE SECTION OF GARDEN
- LOFT ACCESS
- DOUBLE GLAZED WINDOWS
- BEDROOM: 12'0 x 10'11
- BATHROOM
- ADDITIONAL STORAGE UNIT
- GAS CENTRAL HEATING
- NO STAMP DUTY LAND TAX TO PAY

## Agents Notes

We understand that the lease has approximately 86 years remaining, a ground rent of £10 per annum, and a service charge of approximately £700 per annum (inc. building insurance). Our vendors have advised us that a new 125 year lease can be obtained for approximately £6,000.00 (not verified).

EPC RATING: C

COUNCIL TAX BAND: B



## Contact us

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**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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