



23 BLUNESFIELD, POTTERS BAR EN6 5DG

Asking Price £325,000 | Share of Freehold

ANDREW WARD EST. 1988  
ESTATE AGENTS





## Property Overview

CHAIN FREE - SHARE OF FREEHOLD. GREAT FOR LETTING. This extremely spacious two bedroom second (top) floor purpose built flat just off The Causeway, which offers 764 sq ft of living accommodation, garage en-bloc, entryphone system, lovely communal gardens, resident's parking and a long lease of approximately 970 years.







## Property Features

- RECEPTION ROOM: 16'6 x 12'11
- DINING AREA: 12'9 X 11'6
- FITTED KITCHEN: 9'7 x 9'0
- COMMUNAL GARDENS
- RESIDENT'S PARKING
- BEDROOM 1: 12'9 x 11'5
- BEDROOM 2: 11'6 x 9'4
- GAS CENTRAL HEATING
- SHARE OF FREEHOLD
- GARAGE EN-BLOC

## Agents Notes

We understand that the service charge is approximately £1,380.00 p.a. and the annual ground rent is £10.00.

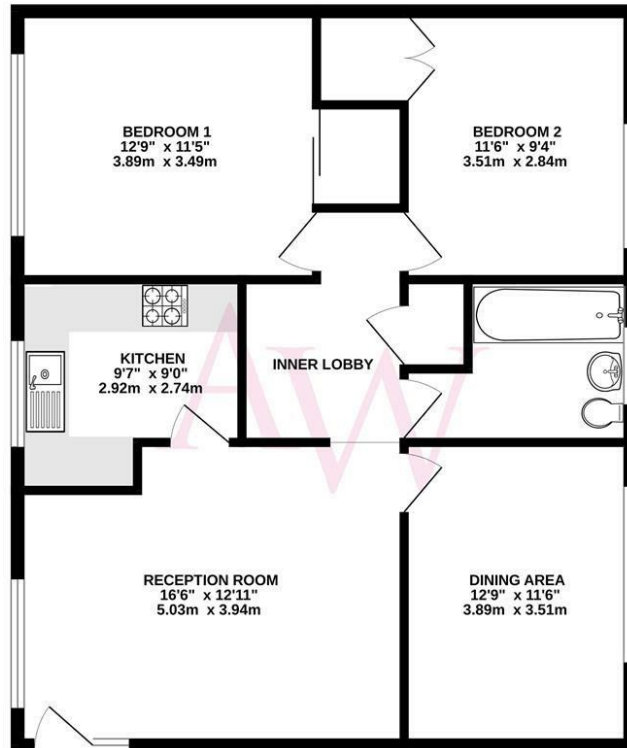
The property has gas central heating and double glazed windows.

COUNCIL TAX BAND: D

EPC RATING: C



SECOND FLOOR  
764 sq.ft. (71.0 sq.m.) approx.



TOTAL FLOOR AREA: 764 sq.ft. (71.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Contact us

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

## Our Offices

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