



11 SENATE HOUSE, SOUTHGATE ROAD, 6-16 SOUTHGATE ROAD, POTTERS BAR EN6 5EX

Offers In The Region Of £389,950 | Share of Freehold

ANDREW WARD EST. 1988  
ESTATE AGENTS



## Property Overview

REDUCED.....As you arrive at Senate House, there is a stunning entrance foyer with stairs gently rising to the first floor where you will access this beautifully presented and luxuriously appointed two double bedroom first floor apartment which benefits from secure allocated parking, video entry system and a share of the freehold.

The property features a welcoming entrance hall, a fabulous open plan dual aspect kitchen/reception room which has a Juliet balcony, two good sized bedrooms and a bathroom.



## Property Features

- OPEN PLAN KITCHEN/RECEPTION: 19'8 X 13'11
- BATHROOM
- JULIET BALCONY
- GATED SECURE PARKING
- CLOSE TO HIGH STREET
- BEDROOM 1: 12'9 X 11'7
- BEDROOM: 12'9 X 8'6
- VIDEO ENTRY PHONE
- SHARE OF FREEHOLD
- IMMACULATE CONDITION

## Agents Notes

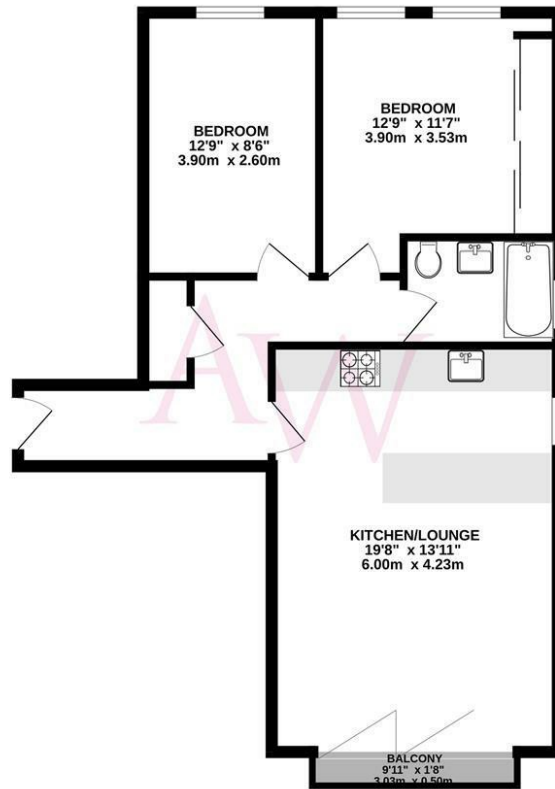
The open plan kitchen features a fitted breakfast bar, two good sized bedrooms, double glazed windows and gas central heating.

We understand that the lease has approximately 990 years remaining and the current service charge is approximately £100 per month. There is no ground rent to pay.

EPC RATING: C

COUNCIL TAX BAND: D

FIRST FLOOR  
658 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA: 658 sq.ft. (61.1 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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All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.

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