



49 POTTERS COURT DARKES LANE, POTTERS BAR EN6 2HS

Guide Price £175,000 | Leasehold

ANDREW WARD EST. 1988  
ESTATE AGENTS

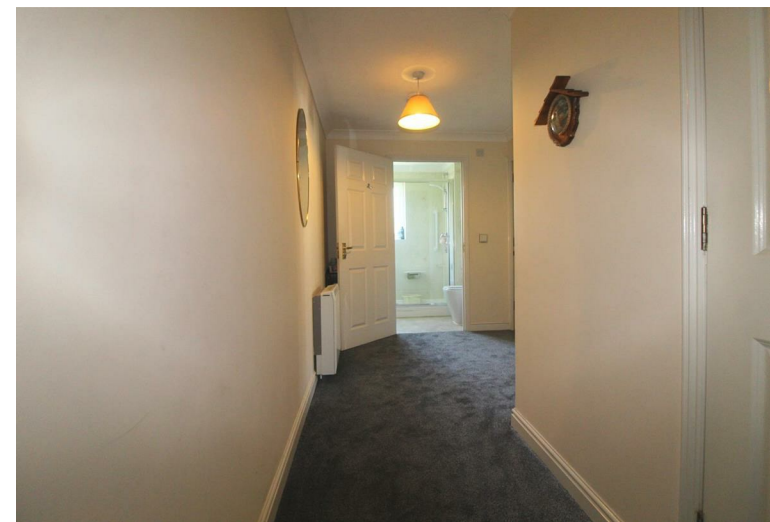




## Property Overview

Introducing this very well presented one double bedroom first floor flat that overlooks the main entrance of the sought after Potters Court retirement development. The property comprises a larger than average hallway, a large lounge/diner, a separate kitchen, a recently installed walk in shower room (with window) and a double bedroom with fitted mirror fronted wardrobes.

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: 22'5 x 11'1
- KITCHEN: 8'7 x 5'9
- LIFT
- COMMUNAL GARDENS
- HOUSE MANAGER
- BEDROOM: 15'1 x 8'8
- BATHROOM
- ELECTRIC HEATING
- RESIDENTS LOUNGE
- VIDEO ENTRY SYSTEM

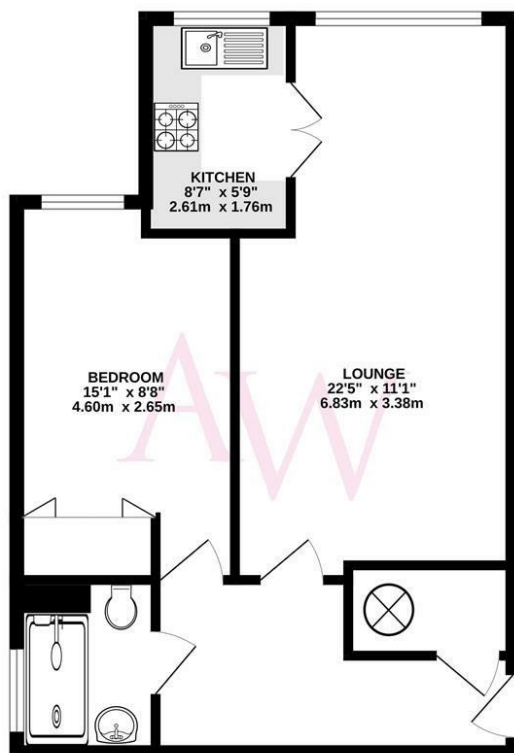
## Agents Notes

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 the lease has approximately 90 years remaining  
Service Charge: £2,684.00 per annum approximately  
Ground Rent: £774.00 per annum  
EPC rating: C  
Council Tax Band: C



FIRST FLOOR  
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA : 538 sq.ft. (50.0 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 is given as to their operability or efficiency can be given.  
Made with Metropix ©2024



## Contact us

149 High Street, Potters Bar, Herts, EN6 5BB  
01707 657181 | [pottersbar@andrewward.co.uk](mailto:pottersbar@andrewward.co.uk)

[www.andrewward.co.uk](http://www.andrewward.co.uk)

## Our Offices

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

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

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

**ANDREW WARD** EST. 1988  
ESTATE AGENTS