



6 STAPLETON CLOSE, POTTERS BAR EN6 4AF

Offers In The Region Of £359,950 | Share of Freehold

ANDREW WARD EST. 1988
ESTATE AGENTS



Property Overview

**** CHAIN FREE **** A larger than average and beautifully presented two double bedroom ground floor apartment, which is situated close to The Causeway and benefits from having a garage en-bloc, communal gardens and a share of the freehold.

The property features a fabulous 25ft dual aspect lounge/dining room which faces both the front and the communal gardens to the rear and has a fitted electric coal effect fire, a fitted kitchen with concealed under unit lighting, two spacious bedrooms both with fitted wardrobes and a contemporary bathroom which is fitted with a walk-in shower. The entrance hall has a built-in airing cupboard, cloaks cupboard and a further built-in cupboard which houses the hot water cylinder and is plumbed for a water softener.

The entrance hall has a recessed alcove with fitted display shelving

Features also include an entry phone security system, residents and visitor parking bays for use with resident's permits, CCTV, electric heating and double glazed windows.



Property Features

- LOUNGE/DINING ROOM: 24'11 x 12'3
- KITCHEN: 10'3 x 8'8
- GARAGE EN-BLOC: 16'5 x 8'2
- COMMUNAL GARDENS
- BEDROOM 1: 12'3 x 9'11
- BEDROOM 2; 12'3 x 9'1
- BATHROOM
- SHARE OF FREEHOLD

Agents Notes

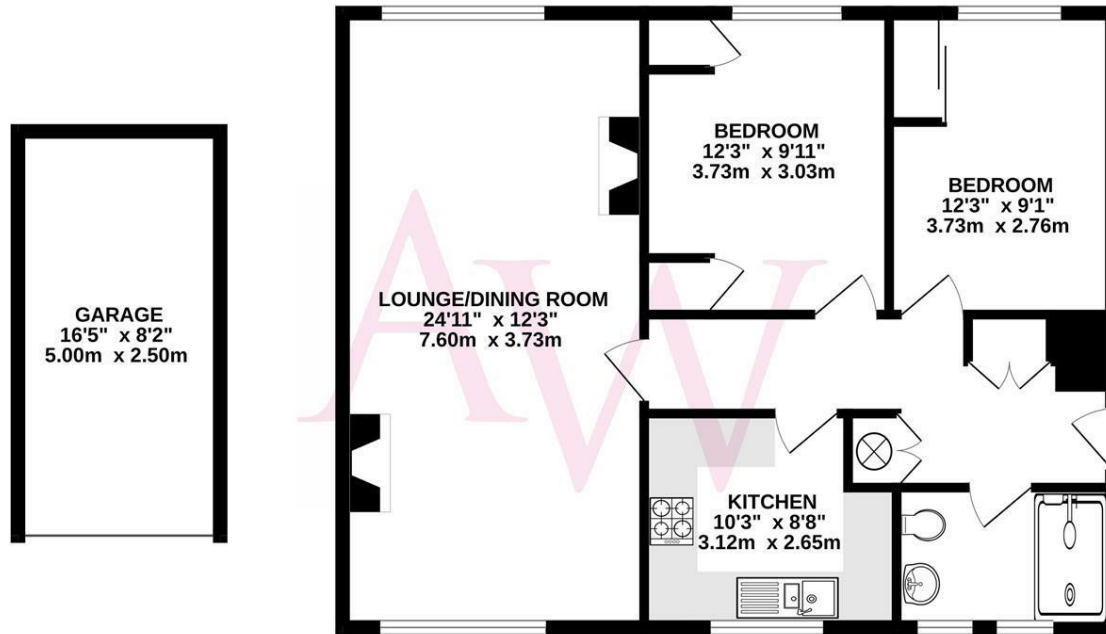
We understand that a new 999 year lease was issued on 22/05/1970 and therefore there are approximately 945 years remaining. Ground rent is £10 per annum (not verified) and the current service charge is approximately £1,740 per annum (not verified).

Please note that the property is being sold subject to probate being granted.

EPC RATING: D

COUNCIL TAX BAND: D

GROUND FLOOR
894 sq.ft. (83.0 sq.m.) approx.



TOTAL FLOOR AREA : 894 sq.ft. (83.0 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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All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.

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