



4 POTTERS COURT DARKES LANE, POTTERS BAR EN6 2HS

Open To Offers £254,950 | Leasehold

ANDREW WARD^{EST. 1988}
ESTATE AGENTS



Property Overview

Featuring direct access to a communal patio and garden area, this extremely spacious two double bedroom "lower ground floor" retirement flat is just moments away from shopping facilities and the mainline station.

The accommodation comprises a 26ft lounge/dining room, kitchen, two excellent sized bedrooms and a bathroom which is fitted with a walk-in shower. The property also benefits from newly fitted carpets and flooring throughout.

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: 26'6 x 10'6
- KITCHEN: 9'8 x 7'9
- LIFT
- ELECTRIC HEATING
- DOUBLE GLAZED WINDOWS
- BEDROOM 1: 19'6 x 9'4
- BEDROOM 2: 19'6 x 9'2
- BATHROOM
- COMMUNAL GARDENS
- CHAIN FREE

Agents Notes

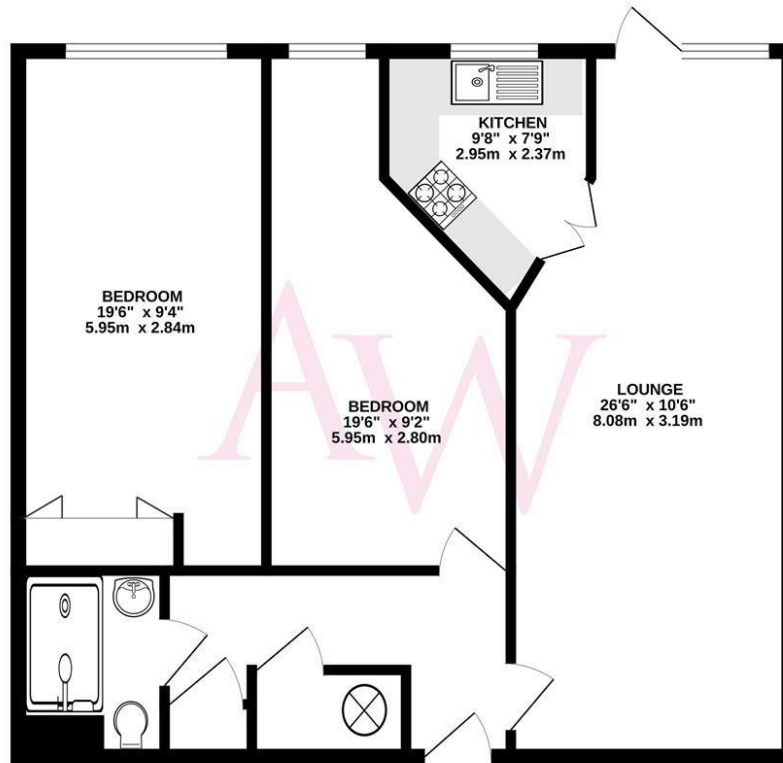
The development has a number of facilities which include a residents' lounge, 24 hour emergency Appello call system, CCTV cameras in car park, house manager, communal laundry room, video entry system, guest suite and lift to all floors, residents' and visitor parking and well maintained communal gardens.

We understand that the lease has approximately 101 years remaining, an annual ground rent of £907.14 and an annual service charge of approximately £4280.26 (including building insurance).

EPC RATING: B

COUNCIL TAX BAND: D

GROUND 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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