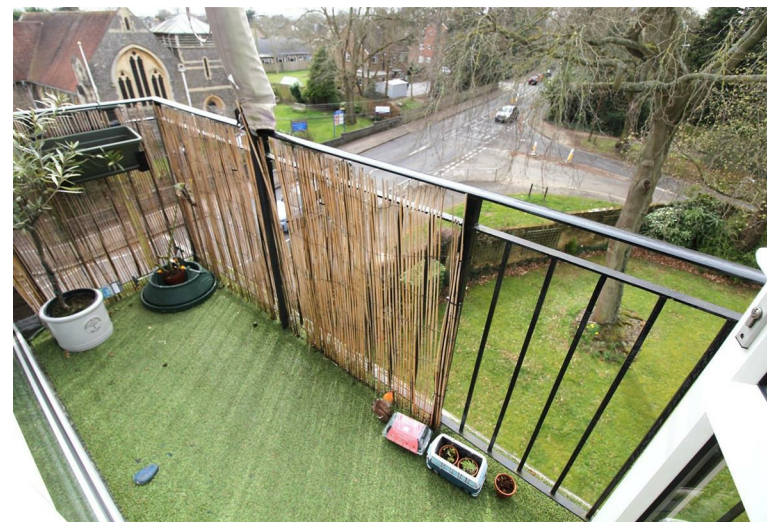




FLAT 8 GRESLEY COURT, HAWKSHEAD ROAD, POTTERS BAR EN6 1LF

Offers In The Region Of £375,000 | Share of Freehold

ANDREW WARD^{EST 1988}
ESTATE AGENTS



Property Overview

****GARAGE EN-BLOC** SHARE OF FREEHOLD** BALCONY** FABULOUS LANDSCAPED GROUNDS****

Set in several acres of fabulous landscaped and picturesque communal grounds, this southerly facing refurbished two double bedroom third (top) floor apartment which is arranged over 750 sq ft, features a balcony, a 28ft open plan kitchen/reception room with granite worktops, integrated appliances and breakfast bar, both bedrooms have fitted wardrobes and the contemporary shower room is fitted with a walk-in shower.

The property, which is situated in the highly sought after area of Little Heath, benefits from a garage en-bloc, lift, visitor parking, as well as having a share of the freehold.





Property Features

- OPEN PLAN KITCHEN/LOUNGE: 28'2 x 11'7
- BALCONY
- GARAGE EN-BLOC
- LIFT
- UNDERFLOOR HEATING
- BEDROOM 1: 15'6 x 9'11
- BEDROOM 2: 15'6 x 8'2
- SHOWER ROOM
- COMMUNAL GARDENS
- SHARE OF FREEHOLD

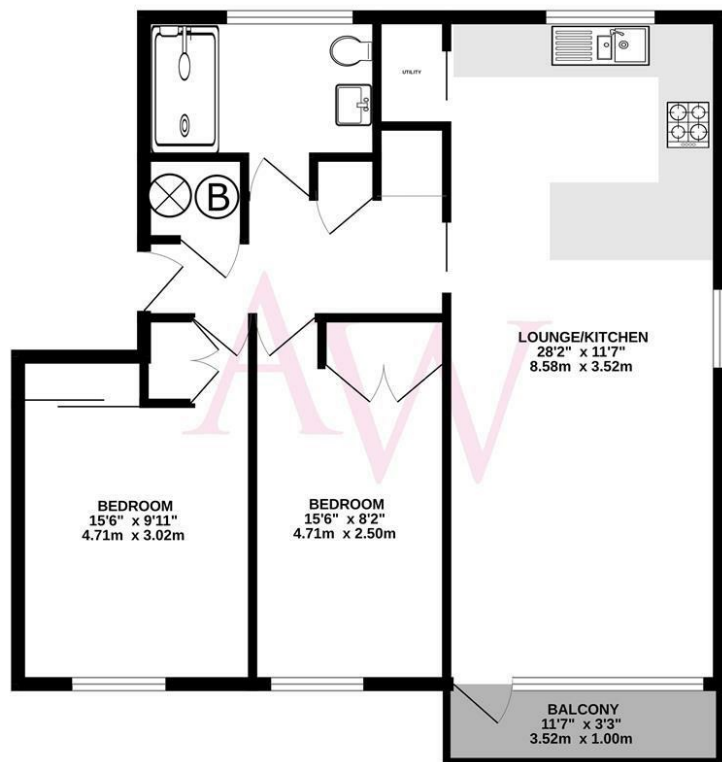
Agents Notes

Please note that within the terms of the share of the freehold, these properties cannot be let. We understand that the current service charge is approximately £2,000 p.a. and the ground rent is £15 p.a. We have also been advised that the lease term is 999 years from 24th June 1993 and therefore has approximately 967 years remaining.

COUNCIL TAX BAND: D

EPC RATING: C

THIRD FLOOR
758 sq.ft. (70.4 sq.m.) approx.



TOTAL FLOOR AREA: 758 sq.ft. (70.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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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.

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