



75 BORNEDENE, POTTERS BAR EN6 3EN

Offers In Excess Of £300,000 | Leasehold

ANDREW WARD<sup>EST. 1988</sup>  
ESTATE AGENTS





## Property Overview

An extremely well presented two double bedroom ground floor apartment which benefits from an extended 154 year lease, allocated car parking space and well maintained communal gardens.

Set in this very popular development, the spacious accommodation includes a lounge/dining room with an arch to a modern fitted kitchen, the main bedroom was originally built with an en-suite bathroom but is now used as a utility room and could easily be converted back if required. There is also a good sized second bedroom and a family bathroom.







## Property Features

- LOUNGE/DINING ROOM: 15'1 x 10'11
- KITCHEN: 9'8 x 5'11
- EN-SUITE UTILITY ROOM
- ALLOCATED CAR PARKING SPACE
- BEDROOM 1: 11'10 x 8'2
- BEDROOM 2: 10'9 x 8'8
- FAMILY BATHROOM
- COMMUNAL GARDENS

## Agents Notes

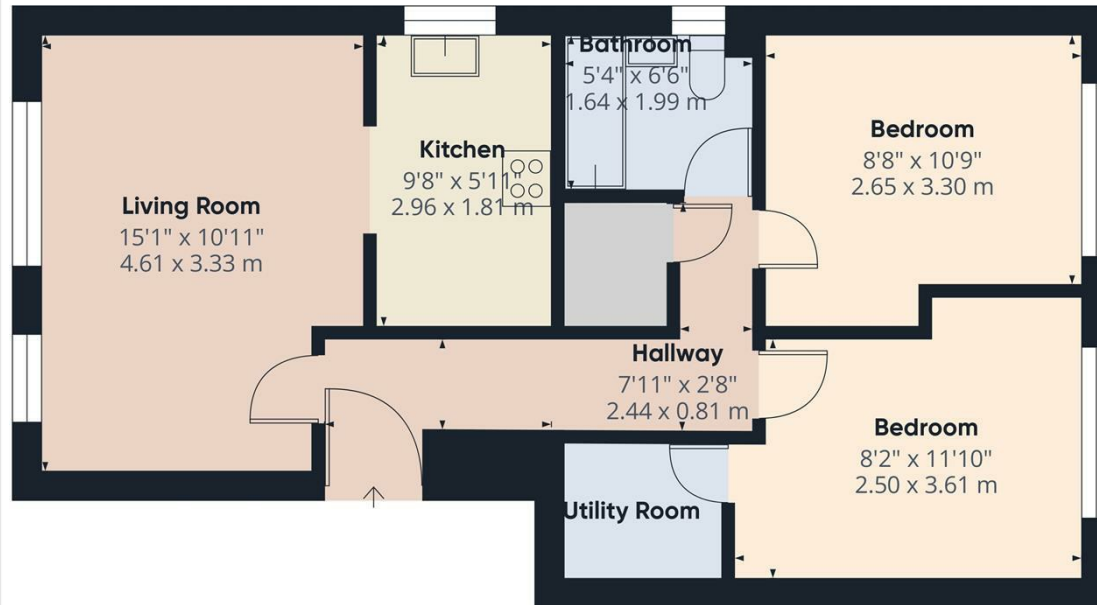
The property is laid with laminate wood flooring and has electric heating.

We understand that the ground rent and service charge (inc building insurance) is currently £2609.04 per annum.

EPC RATING: D

COUNCIL TAX BAND: D





Approximate total area<sup>(1)</sup>  
560 ft<sup>2</sup>  
52 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



## Contact us

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All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.

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