



7 MARSHE CLOSE, POTTERS BAR EN6 5NR

Offers In Excess Of £220,000 | Leasehold

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





## Property Overview

Featuring a private section of garden and loft access, is this well presented one double bedroom top (second) floor flat, which would be perfect for first time or investment buyers.

The accommodation comprises a lovely lounge/dining room with windows both to the front and side, laminate wood flooring and a gas fire, kitchen/breakfast room, the bedroom has laminate wood flooring and the bathroom is fitted with a shower.







## Property Features

- RECEPTION ROOM: 15'0 x 12'0
- KITCHEN/BREAKFAST ROOM: 12'0 x 7'0
- PRIVATE SECTION OF GARDEN
- LOFT ACCESS
- DOUBLE GLAZED WINDOWS
- BEDROOM: 12'0 x 10'11
- BATHROOM
- ADDITIONAL STORAGE UNIT
- GAS CENTRAL HEATING
- NEW 176 YEAR LEASE ON COMPLETION

## Agents Notes

We understand that the lease has approximately 86 years remaining, a ground rent of £10 per annum, and a service charge of approximately £700 per annum (inc. building insurance).

EPC RATING: C

COUNCIL TAX BAND: B





## Contact us

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## Our Offices

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

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