

# Asking price of £425,000

Checkline House, Potters Bar, EN6



- Top Floor Apartment
- Two Double Bedrooms
- Two Bathrooms
- Separate Shower Cubicle
- Underground Gated Parking
- Balcony
- Currently Let at £1500pcm
- Available Chain Free

An immaculately presented top floor TWO DOUBLE BEDROOM TWO BATHROOM apartment ideally located 0.2 miles from Potters Bar Railway Station and local amenities. Benefitting externally from a balcony boasting views over Potters Bar and secure underground gated parking. Currently let at £1500pcm. Available Chain Free.

Website: [www.raineandco.com](http://www.raineandco.com) Email: [pottersbar@raineandco.com](mailto:pottersbar@raineandco.com)



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## Communal Entrance

Video phone entry system. Lift to all floors.

## Entrance Hall

Doors to all rooms. Laminate wood flooring. Radiator.

## Lounge/Dining Room

Double glazed sliding glass doors to balcony. Radiator. Laminate wood flooring. Utility cupboard. Built in storage unit.

## Kitchen/Breakfast Room

Double glazed windows to front and rear. Skylight. Wall and base units with quartz worktop. Stainless steel sink with mixer tap. Built in electric oven with four ring electric hob and extractor over. Built in microwave oven. Built in fridge/freezer. Built in wine fridge. Tiled splashback. Laminate wood flooring.

## Bedroom One

Double glazed window to side. Build in wardrobes. Radiator. Door to en suite. Carpet flooring.

## En Suite

Separate shower cubicle. Low level W.C. Wash hand basin. Heated towel rail. Fully tiled. Tiled flooring.

## Bedroom Two

Double glazed window to side. Build in walk in wardrobe. Radiator. Door to en suite. Carpet flooring.

## Bathroom

Panel enclosed bath with shower over. Low level W.C. Wash hand basin. Fully tiled. Heated towel rail. Tiled flooring.

## Balcony

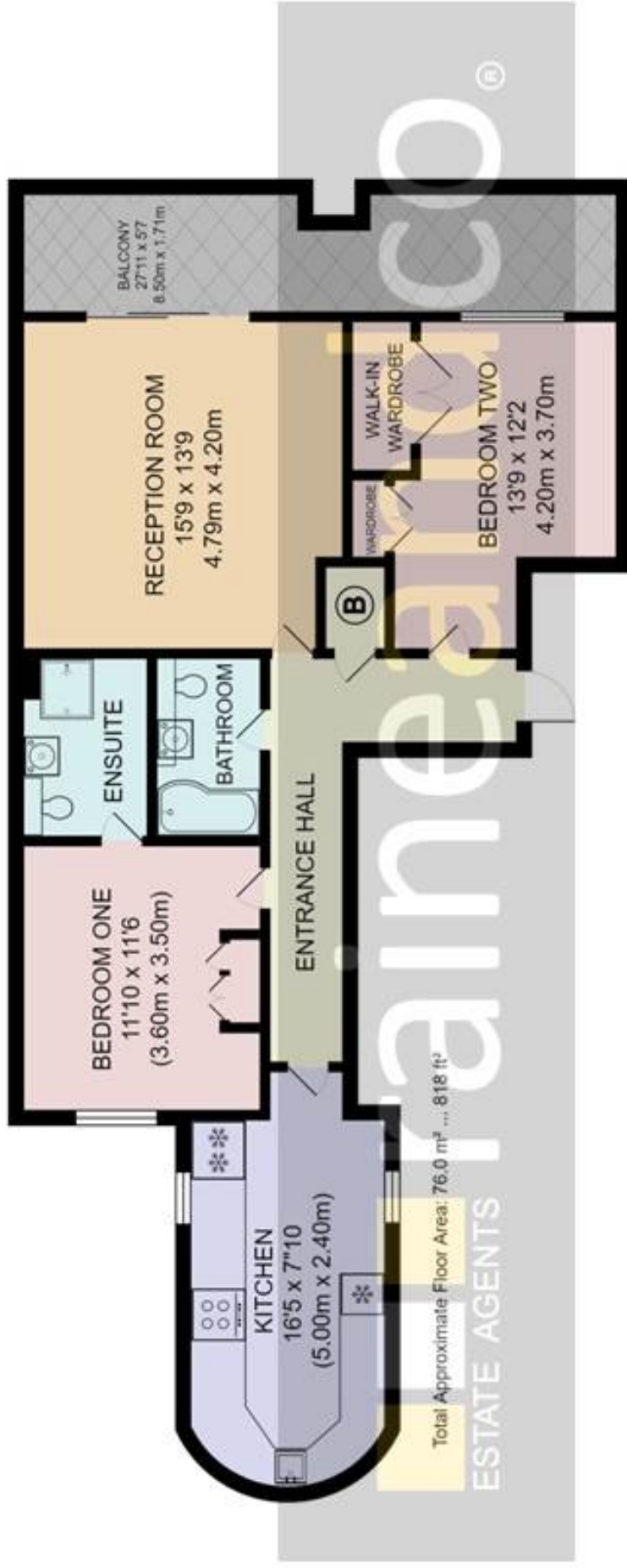
Glass and stainless steel balustrade. Wood flooring.

## Additional Information

Lease Length:120 Years remaining.  
Service Charge:£2390pa  
Ground Rent:£125pa  
Parking: Allocated parking space in gated underground parking.



General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER RAINE AND CO NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



## Darkes Lane, Potters Bar EN6

All measurements are approximate and for display purposes only