

Orchard Court, Mimms Hall Road, Potters Bar, EN6 3DW



Price: £275,000
Leasehold

Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
www.vanessamccallumestates.co.uk



****CHAIN FREE****

This well presented 2 bedroom, 1 bathroom apartment is situated in a convenient location and is offered for sale in excellent order. There is one allocated parking space, plenty of visitor parking and the property has a good length lease. It is offered for sale on a chain free basis.

- 2 BEDROOM APARTMENT
- CHAIN FREE
- CONVENIENT LOCATION
- COMMUNAL AREA
- ALLOCATED PARKING SPACE
- CLOSE TO AMENITIES

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
KITCHEN/ DINING/ LIVING ROOM
2 BEDROOMS
BATHROOM
COMMUNAL AREA
1 ALLOCATED PARKING SPACE
VISITOR PARKING

LOCATION

These apartments are situated on the corner of Mimms Hall Road and Mutton Lane above the Tesco express. It is just over a mile to Potters Bar mainline railway station and (Kings Cross/ Moorgate) and a short walk to primary schools, local shops are a stones throw away. The M25 and A1(M) are only a short drive away.

This particular apartment is located at the rear of the block and is situated in a secluded part of the building.

LOCAL AUTHORITY

Hertsmere Council.

SERVICES

Electric Heating and Mains Drainage.
Council Tax Band D

109 Years remain on lease (not verified)
Service Charge £1,300 per annum (not verified)
Ground Rent £200 per annum (not verified)

“There may be additional fees that could be incurred for items such as leasehold packs”

VIEWING

STRICTLY BY APPOINTMENT THROUGH VANESSA MCCALLUM ESTATES.

IMPORTANT INFORMATION CONCERNING THESE PARTICULARS

None of the statements contained in these particulars are to be relied on as statements of fact. Any areas, measurements or distances are approximate and are only a guide. We have not tested any equipment, appliances or services to the property. Applicants must satisfy themselves by inspection or otherwise. These particulars do not form part of any contract.

ANTI MONEY LAUNDERING

Due to Money Laundering Regulations, all purchasers and vendors are now legally obliged to provide formal identification from any person(s) wishing to purchase/sell a property through Vanessa McCallum Estates Ltd. You need to provide us with the following documents:

* One form of photographic identification (i.e. Passport, Photocard Driving License, National Identity Card)

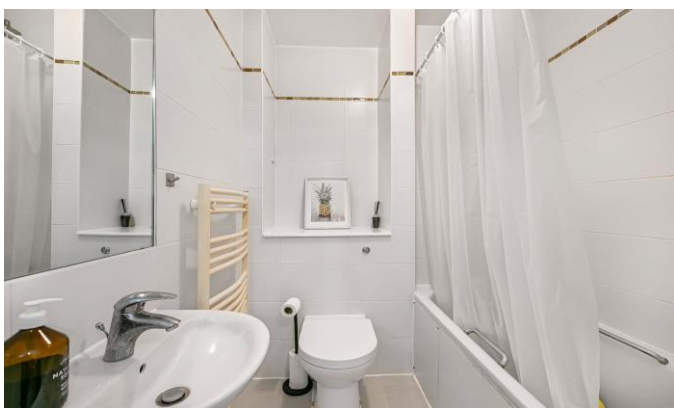
* A recent document identifying your postal address (eg. Utility Bill, Bank Statement, Mortgage Statement, Council Tax Bill).

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Approximate Gross Internal Area 611 sq ft – 57 sq m



First Floor Flat



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

