

Bornedene, Potters Bar, EN6 3EN

Price: £230,000
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



A purpose built 1 bedroom flat conveniently situated in this popular cul-de-sac location and offered for sale chain free.

- FIRST FLOOR 1 BEDROOM FLAT
- CLOSE TO POTTERS BAR TRAIN STATION AND SHOPS
- CHAIN FREE
- PHONE ENTRY SYSTEM
- COMMUNAL GROUNDS
- NO GROUND RENT

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FEATURES

DESCRIPTION

A purpose built 1 bedroom flat conveniently situated in this popular cul-de-sac location and offered for sale chain free.

ACCOMMODATION

Hallway – 9'9 narrowing to 6'8 x 5'10 (built-in storage)
Lounge – 11'3 x 11'0 with archway to :
Kitchen – 7'10 x 6'3 Bedroom – 10'5 (to rear of wardrobes) x 7'9
Bathroom – 6'9 x 6'2

LOCATION

Bornedene is a cul-de-sac turning off of Cranborne Crescent which in turn is off Cranborne Road which in turn is off Mutton Lane. It is a level walk to Potters Bar Mainline Station (Kings Cross/Moorgate) and a short walk from local shops and primary schools.

SERVICES

GAS CENTRAL HEATING AND MAINS DRAINAGE.
COUNCIL TAX C
92 Years remain on lease (not verified)
Service Charge £2,342 per annum (not verified)

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

LOCAL AUTHORITY

HERTSMERE COUNCIL.

VIEWING

STRICTLY BY APPOINTMENT VIA VANESSA MCCALLUM ESTATES.

IMPORTANT NOTICE 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. Facial recognition will be offered at a charge of £15 plus vat per person.

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