

Wyllyotts Close, Potters Bar, EN6 2HN

Price: £350,000
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 ****

Offered for sale on a chain free basis is this 2 bedroom, 2 bathroom top floor apartment in the heart of Potter Bar town. The property benefits from a good size lounge with a pleasant outlook.

- 2 BEDROOM TOP FLOOR APARTMENT
- CHAIN FREE
- 2 BATHROOMS
- GOOD SIZE LOUNGE
- CLOSE TO AMENITIES
- PLEASANT OUTLOOK

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
LOUNGE
KITCHEN
2 BEDROOMS
2 BATHROOMS

LOCATION

Wyllyotts Close is off Laurel Avenue, which intern is off Mutton Lane. Is conveniently located for the local shops of Darkes Lane, Sainsbury's and the mainline railway station (Kings Cross/Moorgate). There are several schools close by. Access onto the A1(M) and M25 is only a 5 minute drive away.

SERVICES

Electric Heating and Mains Drainage.
Council Tax Band C

Service Charge £2000 approx per annum (not verified)
Ground Rent £100 per annum (not verified)
91 years left on the lease (not verified)

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

LOCAL AUTHORITY

Hertsmere Borough Council.

VIEWING

STRICTLY BY APPOINTMENT THROUGH 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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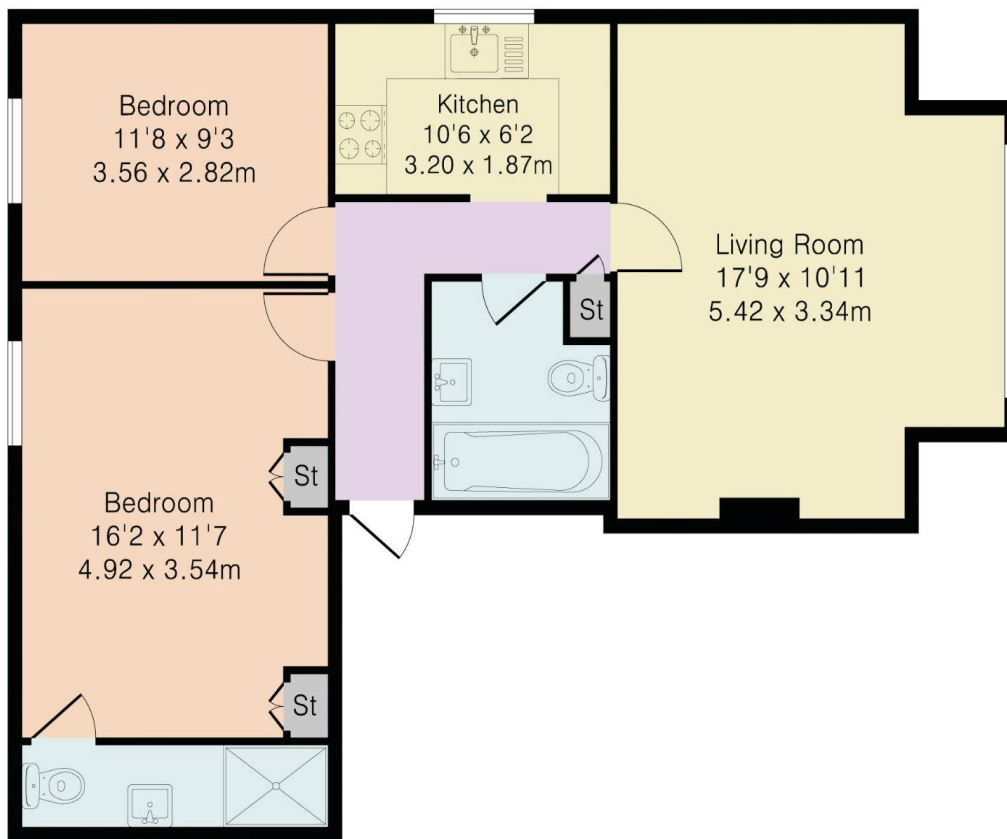
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Approximate Gross Internal Area 764 sq ft – 71 sq m



Second Floor



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.

