

**Gresley Court, Hawkshead Road, Potters Bar, EN6 1LF**

**Price: £415,000**  
**Share of Freehold**



Vanessa McCallum Estates Ltd  
Maple House, High Street, Potters Bar,  
Hertfordshire., EN6 5BS  
Tel: 01707 320432  
Email: [sales@vanessamccallumestates.co.uk](mailto:sales@vanessamccallumestates.co.uk)  
[www.vanessamccallumestates.co.uk](http://www.vanessamccallumestates.co.uk)



**An extremely well presented two double bedroom ground floor apartment with private balcony and boasting direct access to stunning landscaped communal gardens. Renovated throughout to a very high standard featuring a modern open plan kitchen/ reception room, bathroom suite and garage en bloc. The property is set in acres of stunning landscaped communal gardens with oriental pond and is situated in the highly sought after area of Little Heath, on the borders of green belt countryside, yet within easy access to Potters Bar mainline station.**

- 2 DOUBLE BEDROOM GROUND FLOOR APARTMENT
- BATH/SHOWER ROOM
- SHARE OF FREEHOLD
- PRIVATE BALCONY
- RENOVATED THROUGHOUT
- STUNNING LANDSCAPED COMMUNAL GARDENS
- MODERN OPEN PLAN KITCHEN/RECEPTION ROOM
- GARAGE EN-BLOC

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## **FEATURES**

### **DESCRIPTION**

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### **ACCOMMODATION**

ENTRANCE HALLWAY  
KITCHEN/LIVING/DINING ROOM  
2 DOUBLE BEDROOMS  
BATH/SHOWER ROOM

PRIVATE BALCONY  
DIRECT ACCESS TO STUNNING LANDSCAPED COMMUNAL GARDENS  
GARAGE EN BLOC

### **LOCATION**

Gresley Court is located in Hawkshead Road, close to its junction with Hatfield Road (A1000) and is therefore well positioned for access to the multiple shopping facilities in Darkes Lane and Potters Bar mainline station, which provides a fast and frequent service to Kings Cross and Moorgate. Major road access is excellent, with the M25 and A1(M) motorways just a short motoring distance away.

### **SERVICES**

The property is heated via a warm air duct system  
Council Tax Band D

Service Charges £515 per quarter (not verified)  
Ground Rent £15.00 per annum (not verified)  
966 Years left on Lease (not verified)

### **LOCAL AUTHORITY**

Hertsmere Council.

### **VIEWING**

STRICTLY BY APPOINTMENT VIA 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. Facial recognition will be offered at a charge of £15 plus vat per person.



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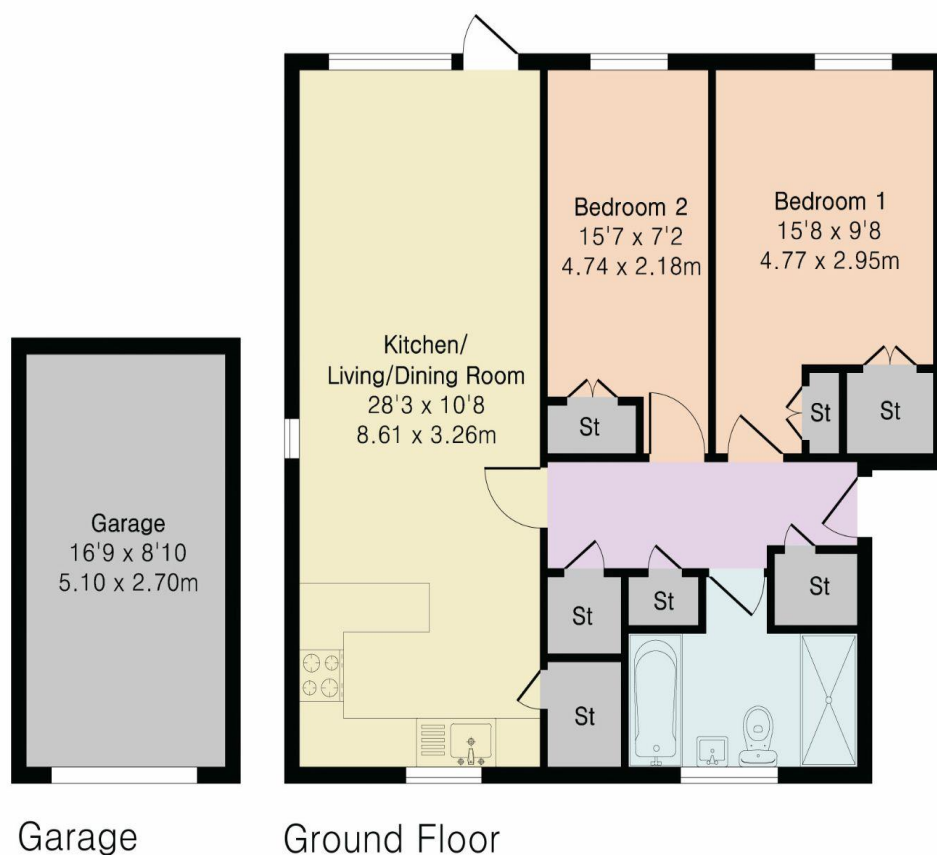
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**Approximate Gross Internal Area 753 sq ft - 70 sq m**  
**(Excluding Garage)**

Garage Area 148 sq ft – 14 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

