

46a The Broadway Darkes Lane, Potters Bar, EN6 2HW



Price: £325,000
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****

Ideally situated within a stone's throw from Potters Bar's mainline railway station is this deceptively spacious 3 / 4 bedroom split level duplex apartment with own front door and private balcony. This is available on a chain free basis and offers a fantastic opportunity to a first time buyer or investor. With versatile accommodation, good size rooms and high ceilings this can only be appreciated with an internal viewing.

- SPACIOUS 3/4 SPLIT LEVEL DUPLEX APARTMENT
- CHAIN FREE
- OWN FRONT DOOR & PRIVATE BALCONY
- 2 BATHROOMS
- GOOD SIZE ROOMS
- HIGH CEILINGS
- VERSATILE ACCOMMODATION
- CLOSE TO STATION

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FEATURES

DESCRIPTION

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ACCOMMODATION

OWN FRONT DOOR
STAIRS TO FIRST FLOOR
LIVING ROOM
DINING/BEDROOM
KITCHEN - leading onto balcony

SECOND FLOOR

3 BEDROOMS
BATHROOM
SHOWER ROOM

LOCATION

The Broadway is on Darkes Lane – the main road which runs through Potters Bar. The mainline railway (King's Cross/Moorgate) is a stone's throw from the property. There are a variety of shops and restaurants close by. The M25 and A1(M) are only a short drive away.

SERVICES

Gas Central Heating and Mains Drainage.
Council Tax Band C

£150 Ground Rent per annum (not verified)
£581.50 Share of building insurance (2025) (not verified)
111 Years left on Lease (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 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 £25 plus vat per person.

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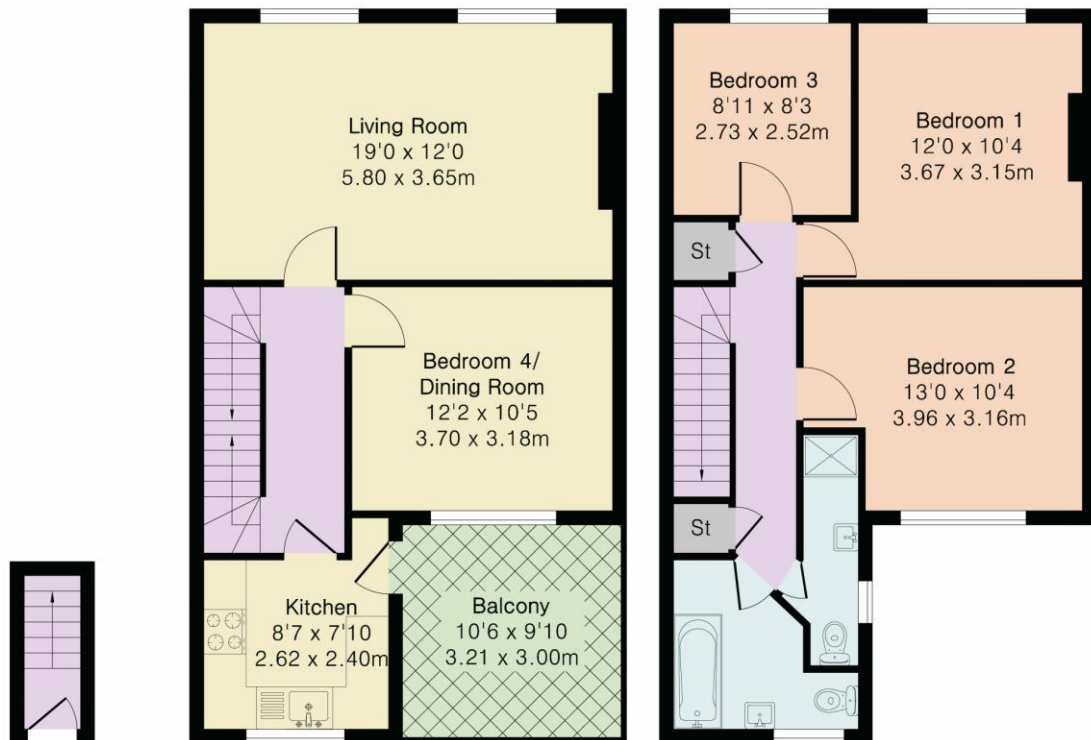


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Approximate Gross Internal Area 1040 sq ft - 96 sq m

First Floor Area 520 sq ft – 48 sq m

Second Floor Area 520 sq ft – 48 sq m



Ground Floor First Floor

Second Floor



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.

