

Richmond Court, Potters Bar, EN6 1HL

Price: £345,000
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****

A good size 2 double bedroom first floor maisonette which benefits from off street parking and private garden. The property is situated in a convenient location close to the amenities of Potters Bar High Street and easy access to Potters Bar Station. The property is offered for sale chain free.

- FIRST FLOOR MAISONETTE
- CHAIN FREE
- 2 DOUBLE BEDROOMS
- SOUTH WEST FACING PRIVATE GARDEN
- OFF STREET PARKING FOR 2 CARS
- CLOSE TO AMENITIES
- 940+ YEARS LEFT ON THE LEASE
- NO SERVICE CHARGE OR GROUND RENT

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
RECEPTION ROOM
KITCHEN

2 DOUBLE BEDROOMS
BATHROOM

SOUTH WEST FACING PRIVATE GARDEN
OFF STREET PARKING FOR 2 CARS

LOCATION

Richmond Court is a cul-de-sac turning off of Hatfield Road A1000. It is extremely convenient for the High Street which has a selection of shops, parks and bus garage. There are several schools nearby. The mainline railway station (Kings Cross/Moorgate) is only a short drive away or a 20 minute walk (google maps). The A1(M) and M25 are also a short drive away.

LOCAL AUTHORITY

Hertsmere Council.

SERVICES

Gas Central Heating and Mains Drainage.
Council Tax Band C

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. Please note that this property is owned by one of the employees at Vanessa McCallum Estates.

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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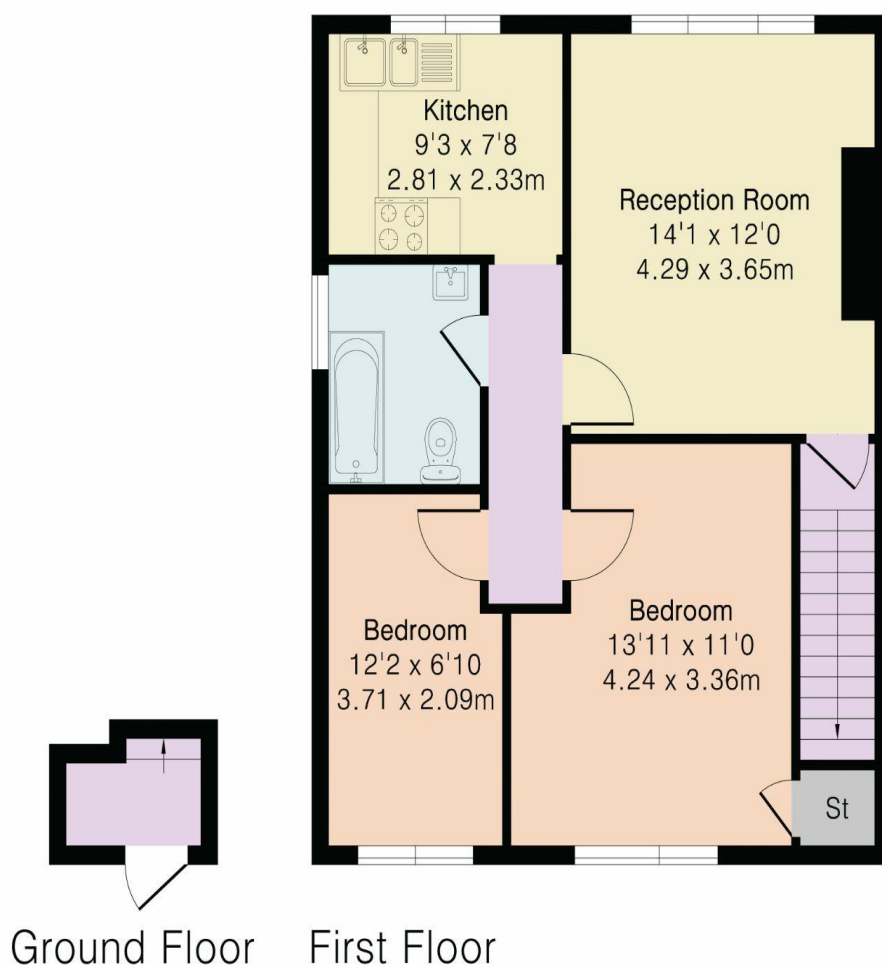


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Approximate Gross Internal Area 622 sq ft - 58 sq m

Ground Floor Area 18 sq ft – 2 sq m

First Floor Area 604 sq ft – 56 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.

