



**1 Bed
Apartment
located in Potters Bar**



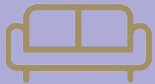
The Broadway
Potters Bar
Herts
EN6 2HW



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£189,950

Situated minutes walk from Potters Bar Station, this is a first floor one bed flat in need of refurbishment. Ideal investment purchase.

Situated minutes walk from Potters Bar Station, this CHAIN FREE first floor one bed flat in need of refurbishment but does feature gas central heating and double glazing. Ideal investment purchase.

Communal front door leading into entrance lobby. Straight flight of stairs to flat..

Wooden white front door opening into hallway with doors to all rooms.

ENTRANCE HALL

Coving to ceiling. Door leading through to

LOUNGE

Coving to ceiling. Picture rail. Double radiator. UPVC double glazed window to front. Arch leading into

KITCHEN

Comprising of beige wall drawer and base units with marble effect worktops. Tiled splashbacks. Laminate flooring. Space for washing machine. Stainless steel sink with drainer and mixer tap. White UPVC double glazed window to front. Electrolux electric oven with overhead extractor.

BEDROOM

Coving to ceiling. Single radiator. Cupboard housing Valliant boiler. White UPVC double glazed window and door to rear.

BATHROOM

White suite comprising of close coupled W.C. Wash basin. Bath with mixer tap and overhead shower attachment. Shower screen. White UPVC obscure glass window to rear. Double radiator.

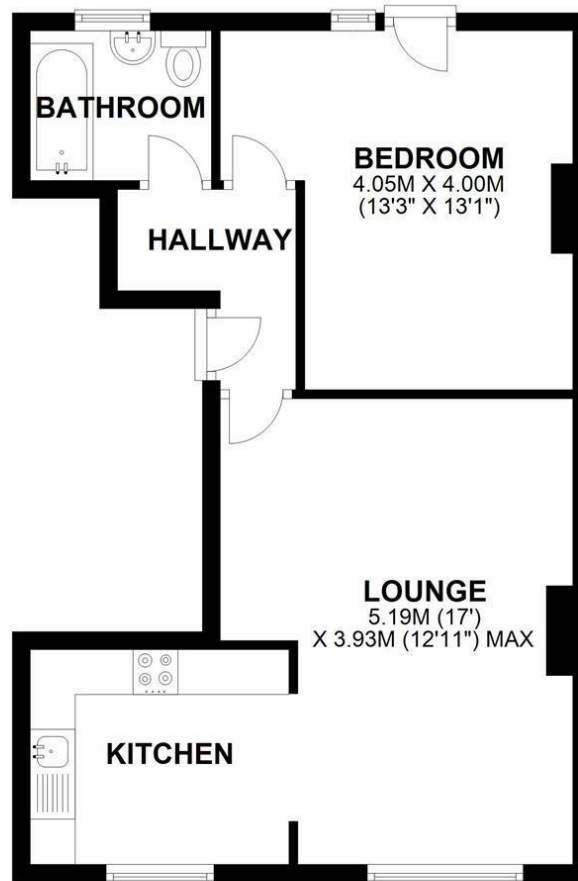
Tenure - Leasehold - 91 years remaining. Ground rent - Circa. £330.00 PA. Council tax band C - Hertsmere Council.

Property Misdescriptions Act

As Agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller as we will not have had sight of the title documents. Before viewing a property, do please check with us as to its availability and also request clarification or information on any points of particular interest to you to save you a wasted journey.

FIRST FLOOR

APPROX. 46.8 SQ. METRES (503.6 SQ. FEET)



TOTAL AREA: APPROX. 46.8 SQ. METRES (503.6 SQ. FEET)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

DIRECTIONS

Refer to Google Maps using postcode.

CONTACT

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