



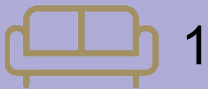
**2 Bed  
Apartment  
located in Potters Bar**



## Wyllotts Place

### Potters Bar

EN6 2JD



£310,000

This fully refurbished top floor flat is centrally located with close proximity to Darkes Lane shops, restaurants and mainline station. The property features a high specification kitchen / lounge / diner, two bedrooms and bathroom. It also benefits having loft storage, a 94 lease and is offered CHAIN FREE! Viewing essential.

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#### COMMUNAL ENTRANCE

Communal entrance door. Wall mounted electric heater. Communal electricity meter cupboard. Turn flight of stairs to top floor flat.

Composite front door with spyhole leading into

#### ENTRANCE HALL

Spotlights to ceiling. Wall mounted electric Dimplex heater. Wall mounted Galmar entry phone system. Access to loft space. Wood affect laminate flooring. Door through to

#### LOUNGE / DINER

Continuation of laminate wood affect flooring. Spotlights to ceiling. Two Velux windows to front. Wall mounted Dimplex electric heater. Storage cupboard housing Tempest water cylinder.

#### KITCHEN

Continuation of laminate wood affect flooring. Kitchen comprises of light grey drawer and base units with complementing working surfaces. Stainless steel sink with drainer with mixer tap and Integrated Zanussi washing machine. Integrated Zanussi fridge and freezer. Integrated Zanussi oven with Zanussi induction hob and extractor. Integrated Zanussi slimline dishwasher.

#### BEDROOM ONE

Continuation of wood affect laminate flooring. Spotlights to ceiling, Velux window to rear. Wall mounted Dimplex electric heater. Cupboard with hanging rail and shelving. Further cupboard housing consumer unit with hanging rail and shelving.

#### BEDROOM TWO

Continuation of wood affect laminate flooring, Velux window to rear. Spotlights to ceiling. Wall mounted Dimplex electric heater. Storage cupboard.

#### BATHROOM

White suite comprising close coupled W.C. Bath with mixer taps. Overhead shower and separate shower attachment. Bi-folding shower screen. Wash basin with mixer taps set within vanity unit. Wall mounted mirror above. Chrome heated towel rail. Tiled walls and tiled floor. Ceiling mounted extractor fan. Spotlights to ceiling.

Tenure - Leasehold - 91 years remaining. Service charge - £2,160 PA. Council tax band D - 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.

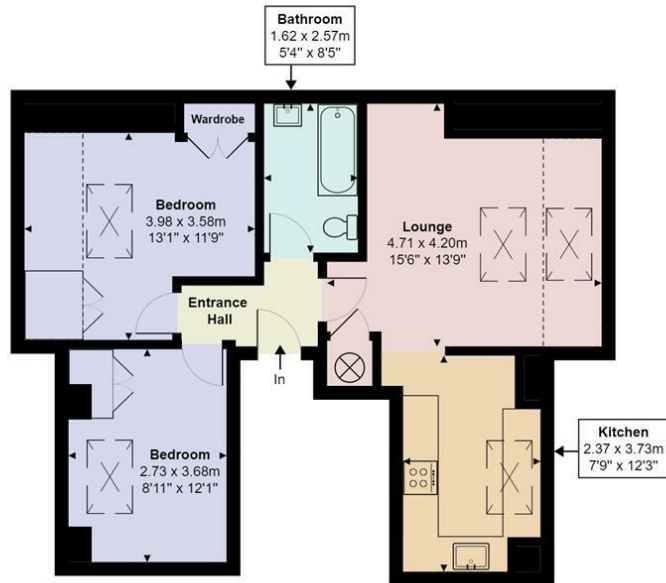






**Beechwood House, Wyllyotts Place, Potters Bar, Herts  
EN6 2JD**





**Wyllotts Place, Potters Bar, Herts, EN6 2JD**

Total Area: 62.1 m<sup>2</sup> ... 668 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>64</b>	<b>64</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**DIRECTIONS**

Please refer to Google Maps using postcode.

**CONTACT**

The Estate Office  
48A The Broadway  
Potters Bar  
Herts.  
EN6 2HW

E: [sales@duncanperry.co.uk](mailto:sales@duncanperry.co.uk)

T: 01707655466

<https://www.duncanperry.co.uk>

