



**2 Bed
Apartment
located in**

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

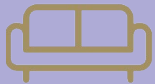
**Darkes Lane
Potters Bar
EN6 2HS**



2



1



1



B

£1,350

A very well equipped TWO BEDROOM GROUND LEVEL RETIREMENT FLAT ideally situated in Darkes Lane having local shops, restaurants, buses and mainline railway station to Kings Cross. ADDITIONAL FEATURES to this development include: Residents Lounge, Communal Laundry, 24 hours Emergency Care Line system, House Manager, Lift to ALL floors, Communal Garden.

residents be over the age of 60 years or in the event of a couple, one must be over the age of 60 years and the other over 55 years

A very well equipped TWO BEDROOM GROUND LEVEL RETIREMENT FLAT ideally situated in Darkes Lane having local shops, buses and mainline railway station to Kings Cross.

ADDITIONAL FEATURES to this development include:

Residents Lounge
Communal Laundry
24 hours Emergency Care Line system
Video Entry System via residents own T.V.
Secure Parking with CCTV cameras in Car Park
Guest Suite
House Manager
Lift to ALL floors
Communal Garden with patio area having tables and chairs

ENTRANCE HALLWAY

Coved ceiling, wall mounted electric heater, wall mounted entry phone system, cupboard housing water heater and consumer unit, storage cupboard with shelving.

BEDROOM ONE

19'3" into fitted wardrobes 9'2"

Coved ceiling, various power sockets, telephone point, fitted wardrobe with mirrored front, wall mounted electric heater, double glazed window to side.

BEDROOM TWO

19'4" x 9'2" narrowing to 4'4"

Coved ceiling, various power sockets, wall mounted electric heater, double glazed window to side.

SHOWER ROOM

16'10" x 5'5" max

Three piece suite comprising large enclosed shower cubicle with wall mounted shower attachments and fitted seat, vanity unit with mixer tap and cupboards below, toilet with top push flush, fully tiled walls, coved ceiling, wall mounted electric fan heater, extractor fan.

LOUNGE

26'5" x 10'7"

Coved ceiling, various power sockets, television aerial point, telephone point, feature fireplace with electric heater, wall mounted electric heater, double glazed window to side.

KITCHEN

7'7 x 7' narrowing to 5'11"

Range of wall and base units, work surface, stainless steel sink with single taps, Hotpoint under counter fridge, Hotpoint under counter freezer, built in Electrolux electric oven, integrated Electrolux electric hob with extractor hood above, wall mounted electric fan heater, coved ceiling, double glazed window to side.

AGENT NOTES

Agent's Notes – It is a condition that residents be over the age of 60 years or in the event of a couple, one must be over the age of 60 years and the other over 55 years. For periods when the House Manager is off duty there is a 24 hour emergency care line response system.

Some photographs show the general view of the development.

Holding Deposit £300

Dilapidations Deposit £1,615 - 12 month tenancy

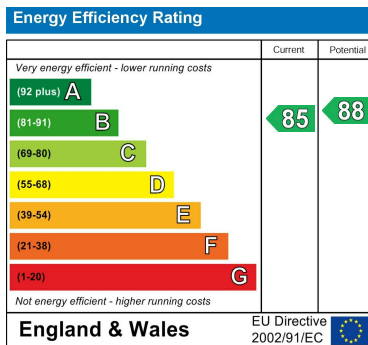


EPC Rating - B
Council Tax Band D - Hertsmere Council

Property Mis Descriptions Act

We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance, we will attempt to assist. All measurements quoted are approximate. Any discussions regarding a potential tenancy are subject to contract.





DIRECTIONS

CONTACT

48A The Broadway
Potters Bar
Herts.
EN6 2HW

E: lettings@duncanperry.co.uk

T: 01707655466

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

