



**1 Bed  
Apartment  
located in Potters Bar**

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL

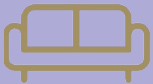
Marshe Close  
Potters Bar  
EN6 5NR



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£239,950

One bedroom top floor flat with good sized lounge diner, double bedroom, double glazing throughout, gas central heating, outside space, loft space and external storage. Walking distance to Oakmere Park, schools and bus station. Please call to arrange a viewing.

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Wooden panelled front door with obscure glass window opening into:

#### ENTRANCE HALL

Tiled flooring. Archway into

#### KITCHEN

Continuation of tiled flooring. Kitchen feature wall, drawer and base units in light green wood. Space for fridge freezer. Space for washing machine. Space for tumble dryer. Integrated Creda oven. Electric Creda hob with extractor fan above. Wall mounted Potterton gas central heating boiler. Tiled walls. Double radiator. White UPVC double glazed window to front.

#### LOUNGE / DINER

Coving to ceiling. Laminate wood effect flooring. White UPVC double glazed window to side. White UPVC double glazed Juliette balcony to front. Electric fireplace with brick surround and hearth. Wall lights. Single radiator.

#### BEDROOM ONE

Continuation of laminate wood effect flooring. Single radiator. Wall lights. White UPVC double glazed window to side.

#### SHOWER ROOM

White suite comprising close coupled top flush W.C. Sink set within vanity unit with mixer tap and cupboard below. Walk-in shower cubicle with overhead shower attachment and wall mounted controls. White UPVC obscure glass window to side. Tiled walls. Tiled floor. Mirrored medicine cupboard. Single radiator. Loft access with pull down ladder.

#### GARDEN SPACE

Sectioned off private space within a communal garden.

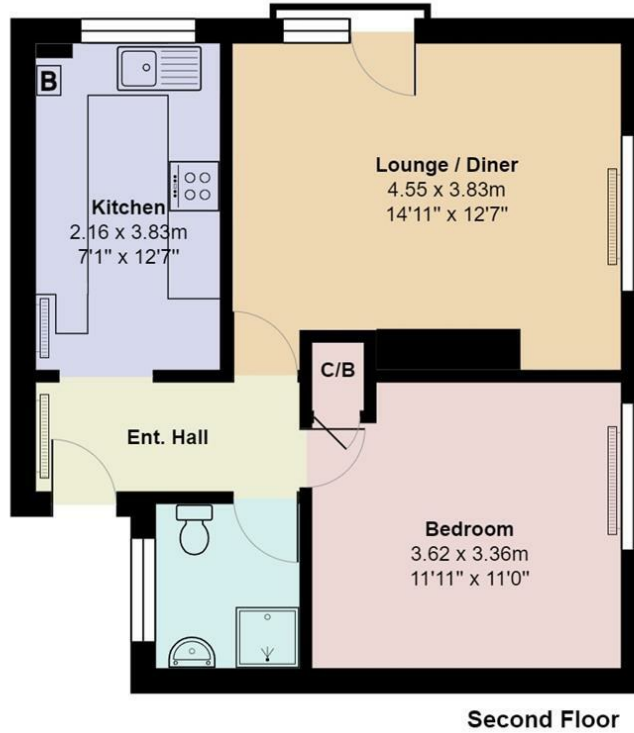
In addition outside of the garden is an external storage unit.

Leasehold 86 years remaining. Ground Rent £10. Service charge Circa. £700 per annum. Council tax band C - Hertsmere council.

#### Property Information

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 or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have not been tested. These Particulars do not constitute a contract or part of a contract.



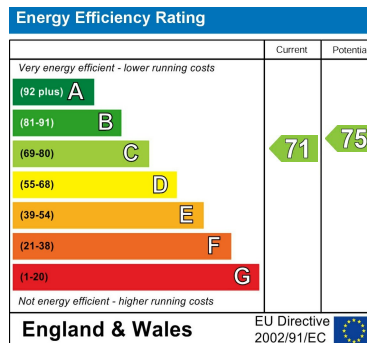


## Marshe Close, Hertfordshire EN6

Total Area: 47.4 m<sup>2</sup> ... 510 ft<sup>2</sup>

All measurements are approximate and for display purposes only

# Duncan Perry



### 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>

