

**2 Bed  
Apartment  
located in Mutton Lane**

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL

**Bridge Court  
Mutton Lane  
Potters Bar  
EN6 2AW**



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**£350,000**

Situated a short walk from Darkes Lane with local shops and mainline railway services this is a ground floor TWO BEDROOM FLAT just under 600 sq.ft (55.74m) with allocated parking. Ideal for investor buy.

Communal entrance door with entry phone system opens into

### **GROUND FLOOR COMMUNAL ENTRANCE HALL**

Hardwood front door opens into:

### **ENTRANCE HALL**

Wall mounted video entry phone receiver. Laminate wood effect flooring. LED ceiling spotlights.

### **LOUNGE/KITCHEN/DINER**

20'8" x 17'5"

Kitchen Area:

Modern range of cream hi gloss wall and base units featuring cupboards and drawers. Granite effect working surfaces and up stands. Inset Indesit ceramic electric hob with stainless steel splash back and concealed extractor hood above and electric oven and grill below. One and half bowl stainless steel sink unit with mixer tap. Integrated fridge/freezer, washing machine and dishwasher. UPVC framed double glazed window to front. Laminate wood effect flooring. Concealed gas central heating boiler.

Lounge/Dining Area:

Continuing laminate wood effect flooring. One double and one single radiator. T.V. aerial point. UPVC framed windows to side and front. Telephone point. LED ceiling spotlights.

### **BEDROOM ONE**

11'0" x 9'4"

Single radiator. Two UPVC framed double glazed windows to rear. LED ceiling spotlights.

### **ENSUITE SHOWER**

9'4" x 3'4"

Wet room shower with folding glass screen. Hand and overhead shower. Wall mounted vanity top wash basin with cupboard below. Top flush w.c. Chrome heated towel rail on central heating system and electric point. Tiled walls and floor. LED ceiling spotlights with light activated extractor fan.

### **BEDROOM TWO**

8'9" x 8'8"

Single radiator. UPVC framed double glazed window to rear. LED ceiling spotlights.

### **BATHROOM**

7'0" x 5'5"

White suite comprising bath with mixer tap and separate overhead and hand shower. Glass shower screen. Vanity top wash basin with cupboards below and top flush w.c. Tiled walls and floor. Chrome heated towel rail on central heating system and with electric and electrically operated. Electric shaver point. Light activated extractor fan. LED ceiling spotlights.

### **EXTERIOR**

Single allocated parking space. Two areas of communal grass lawn.

117 remaining on lease. Service charge £1330 per annum

Property Misdescriptions Act

As Agents we have not tested any apparatus, equipment, fixtures, fittings and so cannot verify that they are in working order or fit for the purpose. 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 any possible wasted journeys.

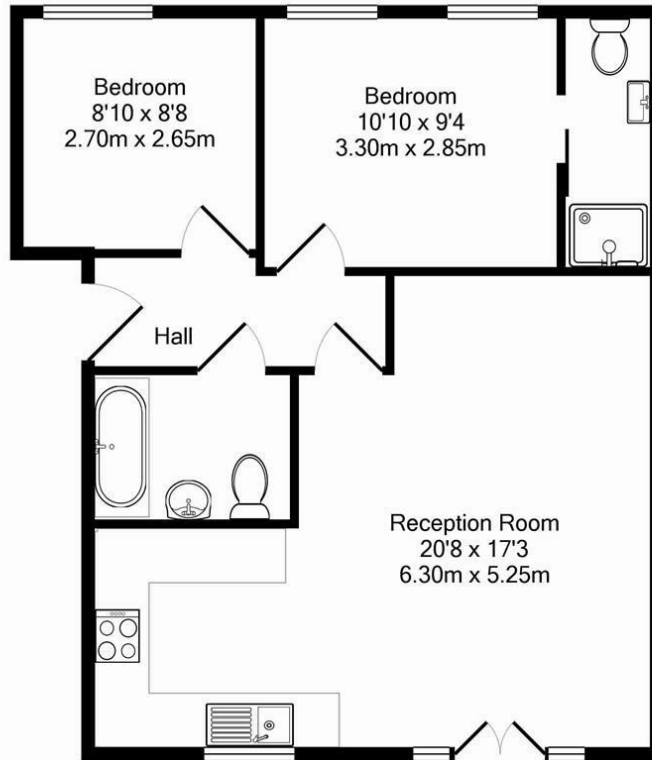






**6 Bridge Court, Mutton Lane, Potters Bar, EN6 2AW**





Bridge Court, Mutton Lane EN6  
 Total Approx. Floor Area 582 Sq.Ft. (54.0 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</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

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