

**1 Bed  
Apartment  
located in Potters Bar**

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL

**Blunesfield  
Potters Bar  
EN6 5DG**



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**Offers Over £260,000**

This one bedroom ground floor flat located in a popular location of Potters Bar features newly fitted kitchen, gas central heating, double glazing and garage en-block. Lovely well maintained communal gardens with unrestricted resident parking. Walking distance to Potters Bar High Street with bus station and amenities.

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White UPVC front door with obscure glass windows and side obscure glass window leading into

**HALLWAY**

Doors to all rooms. Laminate wood effect flooring. Double radiator. Alarm panel. Three storage cupboards with hanging rail and shelving. Two of which have lighting.

**LOUNGE**

Continuation of laminate wood flooring. Single radiator and double radiator. Aluminium framed double glazed window to rear. Archway through to

**KITCHEN**

Features fitted wall, drawer and base units in grey with complementary working surfaces. Tiled splashbacks. Space for fridge / freezer. Integrated Zanussi electric oven and hob. Zanussi overhead extractor. Wall mounted Worcester Bosch combination boiler. Space for washing machine. Composite one and a half bowl sink with mixer tap and drainer. Single radiator. Tiled floor. Aluminium framed double glazed window to front.

**BEDROOM**

Double radiator. Continuation of laminated wood effect flooring. Fitted wardrobes with hanging rail and shelving. Fitted vanity unit with drawers. Aluminium double glazed window to front.

**BATHROOM**

Comprising white suite with close coupled top flush W.C. Bath with mixer tap. Pedestal sink with mixer tap. Triton electric power shower. Chrome heated towel rail. Tiled walls. Laminate flooring. Wall mounted medicine cupboard. Aluminium obscure double glazed window to front.

**GARAGE**

En-block with up and over door.

**COMMUNAL GARDENS**

Predominately laid to lawn with unrestricted resident parking.

Tenure - Share of Freehold - 999 years on lease. Service charge - Circa, £720.00 every 6 months. Peppercorn Ground rent. 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.

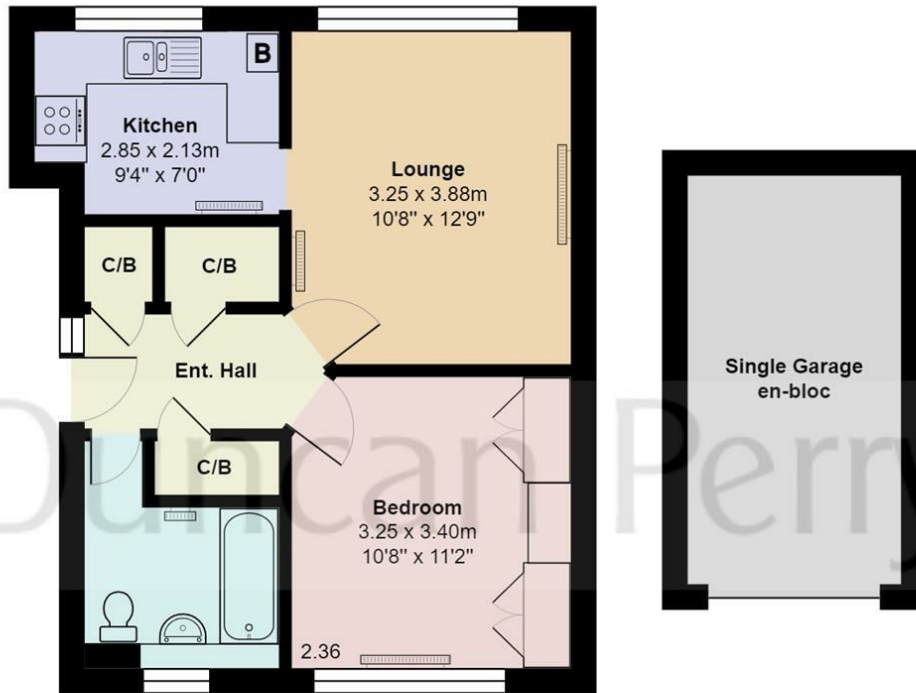






**1 Blunesfield, Potters Bar, EN6 5DG**





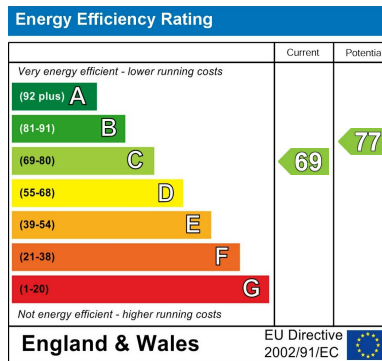
Ground Floor

## Blunesfield, Hertfordshire EN6

Total Area: 43.0 m<sup>2</sup> ... 463 ft<sup>2</sup> (excluding single garage en-bloc)

All measurements are approximate and for display purposes only

# Duncan Perry



### DIRECTIONS

Please refer to Google Maps using postcode.

### CONTACT

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