



**1 Bed
Apartment
located in South
Mimms**

Offers Over £259,950



Brookside
South Mimms
Potters Bar
EN6 3PT

White UPVC front door with central leaded light obscure glass glazed panel opens into:

HALLWAY

White UPVC double glazed window facing out onto communal space. Spot lights to ceiling. Coving to ceiling. Access to loft via a drop down ladder. Solid wood flooring.

LOUNGE

Continuation of wooden flooring. Dual aspect with white UPVC double glazed windows to front and side. Feature electric fireplace with pebble effect and wood surround.

BATHROOM

Features a white suite comprising of a shower/bath with mixer taps, wall mounted shower controls and curved glazed pivoting shower screen. Sink set within a vanity unit with storage drawers below and mixer tap. Top flush WC. Tiled walls. Tiled floor. Chrome heated towel rail. Spotlights to ceiling. White UPVC obscure double glazed window.

BEDROOM

White UPVC double glazed bay fronted window to front. Double radiator. Spotlights and coving to ceiling.

KITCHEN

Fitted with matt grey wall, drawer and base units with wood block working surfaces above. Tiled splashbacks. Integrated Baumatic oven with a ceramic Noxton four ring hob above. Stainless steel splashback behind and above a stainless steel and glazed extractor. Integrated Baumatic washing machine. Integrated Bush fridge/freezer and separate under counter freezer. Concealed within one of the kitchen units is a Main eco elite boiler,. Concealed within another kitchen unit is a consumer unit and electricity meter. Continuation of wooden flooring from hallway. Double radiator. Spotlights and coving to ceiling. White UPVC double glazed window to rear.

Leasehold - 91 years remaining. Council tax band B - 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.

Storage

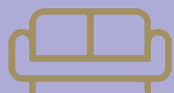
Storage cupboards located on ground and first floors. Both brick built.



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1



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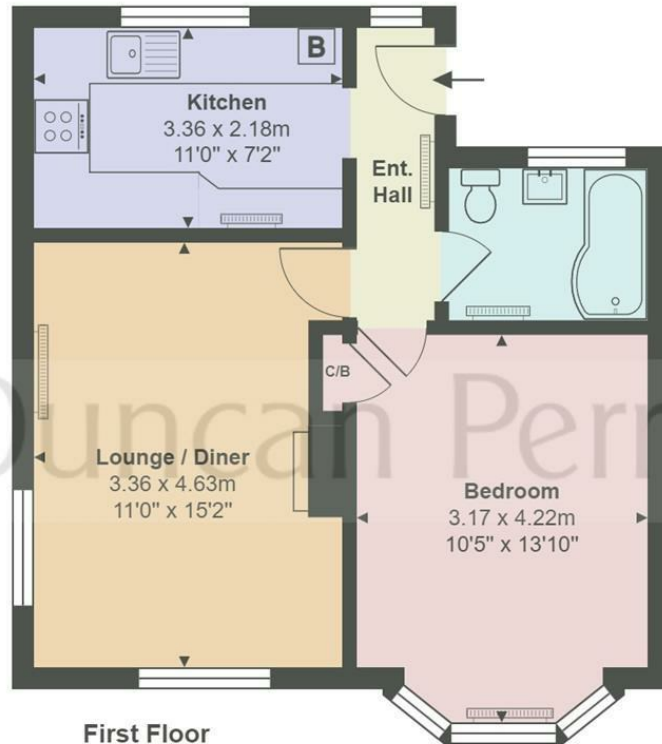
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39 Brookside, South Mimms, Potters Bar, EN6 3PT





Brookside, Hertfordshire EN6

Total Area: 44.2 m² ... 475 ft²

All measurements are approximate and for display purposes only

Duncan Perry

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	64
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

DIRECTIONS

Please refer to google maps using property postcode

CONTACT

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

E: sales@duncanperry.co.uk
T: 01707655466
<https://www.duncanperry.co.uk>

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