



**2 Bed
Apartment
located in Potters
Bar**

£350,000



Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Stapleton Close
Potters Bar
EN6 4AF

Duncan Perry are pleased to offer for sale on a CHAIN FREE basis this larger than average first floor flat located in a private block just off The Causeway and within walking distance of Potters Bar High Street. Property features a generously sized dual aspect lounge/diner, two double bedrooms, garage en bloc, resident permit parking and attractive communal gardens. Offered with share of Freehold. Viewings by appointment only.

Wooden front door opening into

HALLWAY

Large storage cupboard housing fuse board and electricity meters. Further cupboard housing hot water cylinder. Separate cupboard housing warm air heating system.

LOUNGE / DINER

Dual aspect with white UPVC double glazed windows to front and to rear. Coving to ceiling.

KITCHEN

Features a range of cream wall, drawer and base units with wood effect working surfaces above and tiled splashbacks. Space for washing machine. Space for electric cooker. Stainless steel sink with drainer and mixer taps. White UPVC double glazed window to rear.

BATHROOM

Fitted with bath and singular taps. Wall mounted Triton power shower. Pedestal sink with mixer taps. Separate electric heated towel rail. Obscure glass double glazed white UPVC window to front.

W.C.

Close coupled W.C. Part tiled walls and white UPVC double glazed obscure glass window to front.

BEDROOM ONE

Features fitted wardrobes in white with central dressing table section with drawers. Separate section of wardrobes with glazed bi-folding doors. Electric Creda automatic storage heater. Full height white UPVC window to front.

BEDROOM TWO

Features fitted wardrobes in cream with bridging unit above with storage cupboards and separate storage cupboard with bi-folding mirrored doors. White UPVC double glazed window to front.

GARAGE

En Bloc with Up and Over Door

Tenure - Share of Freehold. Service charge - £155 per month. Council tax band D - 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.







3 Stapleton Close, Potters Bar, EN6 4AF





First Floor

Stapleton Close, Hertfordshire EN6

Total Area: 74.3 m² ... 800 ft² (excluding garage en bloc)

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

