

**2 Bed
Apartment
located in**

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Stapleton Close

Potters Bar

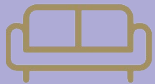
EN6 4AF



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£318,500

This ground floor larger than average two bedroom flat features 24'10" x 12'2" (lengthening to 25'5") lounge/dining room, double glazing and garage en bloc. Offered CHAIN FREE.

Double glazed communal front door with entry phone system opens into communal entrance hall

Front door with spyhole opens into

ENTRANCE HALL

Laminate wood effect flooring. Electric storage heater. Built in cupboard housing hot water tank and wooden slated shelves. Second larger built in cupboard with shelving and light.

THROUGH LOUNGE DINING ROOM

24'10" x 12'2" (lengthening to 25'5")

Dual aspect with double glazed windows to front and rear. Laminate wood effect flooring. Two ceiling roses.

KITCHEN

9'6 x 8'5

Wall and base units with worktops above. Single drainer stainless steel sink. Electric ceramic hob. Electric double oven. Space for washing machine. Space for fridge freezer. Tiled floor and splashbacks. Double glazed window to side.

BEDROOM ONE

12'3 x 10'

Built in wardrobe. Double glazed window to front.

BEDROOM TWO

12' x 8'5 (widening to 9')

Laminate wood effect flooring. Built in wardrobe. Double glazed window to side.

BATHROOM

8'7 x 5'8

White suite comprising bath, wash basin and WC. Tiled floor and half tiled walls. Two frost double glazed windows to front. Extractor fan. Electric combined heated towel rail. Radiator.

EXTERIOR

Communal grounds to front and rear. Allocated parking space. Garage on block with up and over door. Communal external tap for cash washing.

Tenure - Share of Freehold - 997 years on lease. Council tax band D - Hertsmere Council. Service charge £145 per month. Ground rent £10 per annum

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.





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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			75
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

DIRECTIONS

Please refer to google maps using property postcodes

CONTACT

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