



20 Claregate Thornton Road, Little Heath, Herts, EN6 1BY
£465,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Rarely available and offered
CHAIN FREE.

Luxury two double bedroom
top floor apartment in sought
after gated development built
to a very high standard only
fifteen years ago.



- SPACIOUS EN-SUITE TO BEDROOM ONE
- DOUBLE SECOND BEDROOM
- SPACIOUS LOUNGE / DINER WITH ENTRANCE TO BALCONY
- BALCONY WITH VIEWS OVER ROOF TOPS AND GARDENS
- LOFT & EXTERNAL BRICK BUILT PERSONAL SECURE STORAGE UNIT
- LIFT & STAIRS TO ALL FLOORS
- ALLOCATED PARKING BAY
- GATED SECURE CODED ENTRY FOR CARS
- CIRCA 1 MILE TO MAINLINE STATION & ONLY APPROX 20 MINUTES TO KINGS CROSS
- COUNCIL TAX BAND E - HERTSMERE COUNCIL



Communal entrance doors to front & rear of building with video entry phone. Stairs and lift to 2nd floor landing. Door to inner communal landing. Front door opens into:

ENTRANCE HALL

Feature wall mounted combined radiator and mirror.

Access to large loft area providing excellent space for storage.

Utility cupboard with washer dryer. Wall mounted gas central heating boiler. Mega flow pressurised hot water tank. Wall mounted electric consumer unit. Central Unit for Vent Axia Kinetic fresh airflow / heat recovery system servicing all rooms.

KITCHEN / LOUNGE / DINING ROOM

Kitchen area

Range of wall cupboards and base units. Quartz worktops and upstands with inset AEG ceramic hob & extractor hood. One and a half bowl stainless steel sink with mixer tap. Integrated fridge / freezer, dishwasher, AEG fan oven. Tiled floor with electric underfloor heating. LED ceiling spotlights. Heat recovery vent.

Lounge / Dining room

Two double radiators. TV aerial point. Telephone point. Wall mounted video entry phone receiver. Ceiling spotlights. Heat recovery outlet. Double glazed windows and casement doors to easterly aspect balcony with views over rooftops & gardens.



BEDROOM ONE

Triple sliding door fitted wardrobe with shelving, hanging rails and drawers. TV aerial point. Single radiator. Ceiling spotlights. Double glazed window to rear of building providing views over roof tops and gardens.

ENSUITE SHOWER ROOM

White suite comprising large walk-in shower with sliding glass door. Top flush W.C. Wall mounted wash basin with mixer tap. Tiled walls and floor with electric under floor heating. Chrome heated towel rail. Ceiling spotlights. Heat recovery vent. Electric shaver point.

BEDROOM TWO

Double sliding door fitted wardrobe with hanging rails, shelving and drawers. TV aerial point. Ceiling spotlights. Heat recovery vent. Single radiator. Double glazed window to rear of building providing views over roof tops and gardens.

BATHROOM

White suite comprising shower over feature shaped bath with mixer tap & glass shower screen. Pedestal sink. Top flush W.C. Tiled walls and floor with electric under floor heating. Electric shaver point, Wall mounted mirror. Chrome heated towel rail. Ceiling spotlights. Heat recovery vent.

EXTERIOR REAR

Well maintained communal gardens.

Allocated parking space in gated parking area.

Large secure storage unit providing substantial extra storage space.

Visitors parking bays.







Claregate, Thornton Road, Little Heath, Potters Bar, EN6 1BY

Total Area: 70.6 m² ... 760 ft² (excluding balcony)

All measurements are approximate and for display purposes only



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.

Tenure Leasehold 111 years

Service charge pa £1,886 + £625 to reserve fund = £2,480 pa

Property Information
We believe this information to be accurate, but it cannot be guaranteed. If there is



