



**1 Bed  
Apartment  
located in Potters  
Bar**

**£175,000**



**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL

The Broadway  
Potters Bar  
Herts  
EN6 2HW

Situated minutes walk from Potters Bar Station, this is a first floor one bed flat in need of refurbishment. Ideal investment purchase. On road parking with permit. Sold as seen. No onward chain.

Communal front door leading into entrance lobby. Straight flight of stairs to flat.

Wooden white front door opening into hallway with doors to all rooms.

#### ENTRANCE HALL

Coving to ceiling. Door leading through to

#### LOUNGE

Coving to ceiling. Picture rail. Double radiator. UPVC double glazed window to front. Arch leading into

#### KITCHEN

Comprising of beige wall drawer and base units with marble effect worktops. Tiled splashbacks. Laminate flooring. Space for washing machine. Stainless steel sink with drainer and mixer tap. White UPVC double glazed window to front. Electrolux electric oven with overhead extractor.

#### BEDROOM

Coving to ceiling. Single radiator. Cupboard housing Valliant boiler. White UPVC double glazed window and door to rear.

#### BATHROOM

White suite comprising of close coupled W.C. Wash basin. Bath with mixer tap and overhead shower attachment. Shower screen. White UPVC obscure glass window to rear. Double radiator.

Tenure - Leasehold - 91 years remaining. Council tax band C - Hertsmere Council. Ground rent - Circa. £300 PA.

#### 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.



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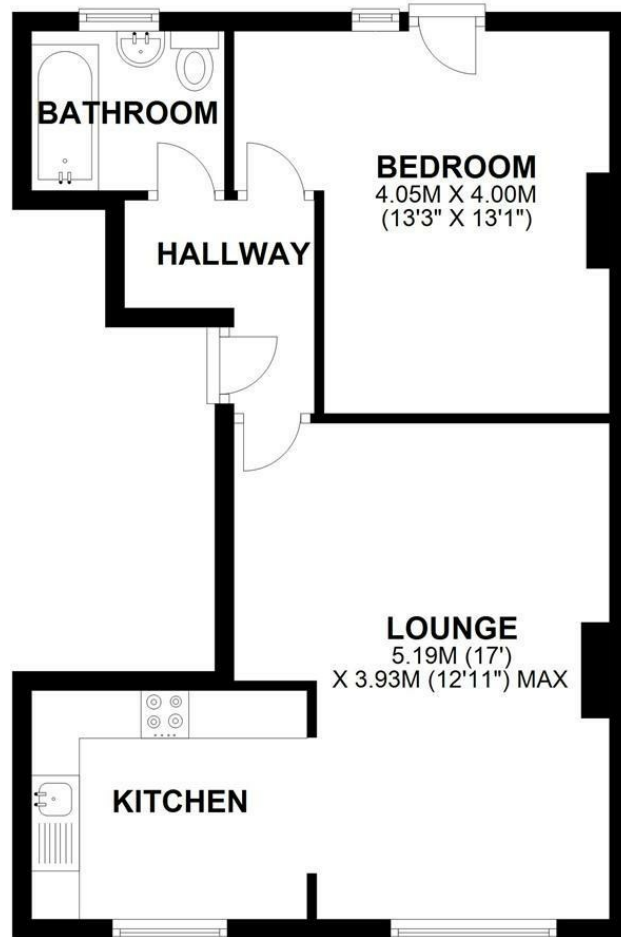
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## FIRST FLOOR

APPROX. 46.8 SQ. METRES (503.6 SQ. FEET)



TOTAL AREA: APPROX. 46.8 SQ. METRES (503.6 SQ. FEET)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

## DIRECTIONS

Refer to Google Maps using postcode.

## CONTACT

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

E: [sales@duncanperry.co.uk](mailto:sales@duncanperry.co.uk)  
T: 01707655466  
<https://www.duncanperry.co.uk>

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