



**2 Bed
Apartment
located in Potters Bar**

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

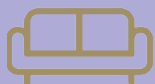
**Darkes Lane
Potters Bar
EN6 1AF**



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£250,000

Excellent investment opportunity in purchasing this two/three bedroom duplex maisonette above a shop. Centrally located in Darkes Lane within minutes walk of mainline railway station. Property does refurbishment and modernisation but does feature gas central heating. Offered CHAIN FREE.

Part frosted glazed front door opens into:

GROUND FLOOR ENTRANCE HALL

Turn flight staircase to first floor landing.

HALL

11'4 x 8'

Wall mounted electricity meters.

LOUNGE / DINER

16'5 x 11'8

Dual aspect with double glazed leaded light bay window to front. Secondary glazed leaded light window to side. Double radiator. Ornamental fireplace. Laminate wood effect flooring. Telephone point.

DINING ROOM/BEDROOM THREE

16'1 x 11'8

Dual aspect with double glazed window to rear. Secondary glazed leaded light window to side. Double radiator.

KITCHEN

11'9 x 8'

Range of wall and base units featuring cupboards. Work tops with one and a half bowl sink unit. Single radiator. Double glazed lead light window to front. Splashback tiling. Space for washing machine. Space for fridge freezer. Wall mounted Baxi gas central heating boiler.

BATHROOM

8' x 7'10

Suite comprising bath, pedestal wash basin and top flush WC. Wood effect floor coverings. Single radiator. Frosted double glazed and secondary glazed window to rear. Splashback tiling.

SECOND FLOOR LANDING

Approached from first flooring landing via a turn flight staircase with sky light.

BEDROOM ONE

20' x 8'6 (widening to 10'8 into front dorma)

Leaded light double glazed window to front. Length measurement taken to the back of the fitted wardrobes, which are two double width with cupboards above. Double radiator. Built in cupboard housing hot water tank.

BEDROOM TWO

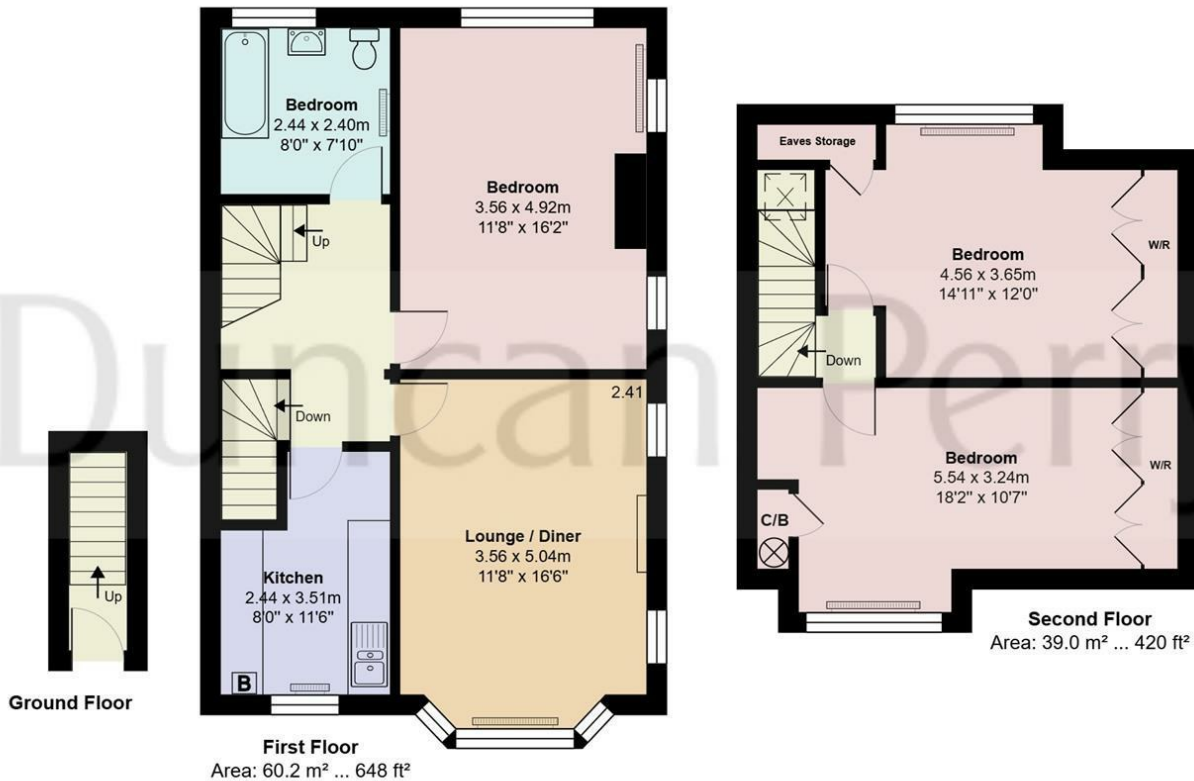
16'10 x 12'2 (narrowing 9'8)

Length measurement taken to the back of the fitted wardrobe, being two double width with two double width cupboard above. Eaves storage cupboard. Double radiator. Double glazed Dorma window to rear with roof top views.

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.



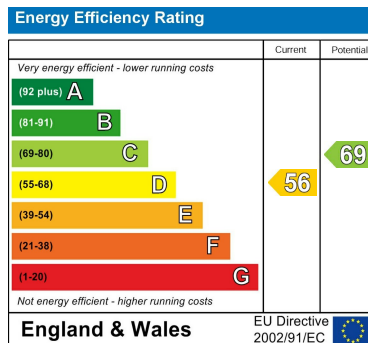


Darkes Lane, Hertfordshire EN6

Total Area: 99.2 m² ... 1068 ft²

All measurements are approximate and for display purposes only

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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>

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