

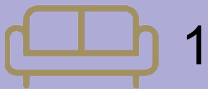


**2 Bed  
Apartment  
located in Potters Bar**

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL



**Gresley Court,  
Hawkshead Road  
Potters Bar  
Little Heath  
EN6 1LF**



**Offers In The Region Of  
£400 000**

Very well presented two bedroom first floor flat. Just over 750 square foot / 70 square meters. Situated in extensive picturesque landscaped grounds and featuring garage en-bloc. Benefits being share of freehold with 967 years remaining on lease. Offered chain free. Viewing recommended.

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**COMMUNAL ENTRANCE**

Stairs and communal lift to first floor.

Wooden front door with spyhole opening into

**HALLWAY**

Entry phone system. Coving to ceiling. Wooden flooring. Airing cupboard housing water cylinder, underfloor heating control and rack shelving. Two further storage cupboards. Wall mounted electric panel radiator.

**LOUNGE / DINER**

Coving to ceiling. Wooden flooring. Dual aspect with double glazed windows to side and front. Double glazed door opening onto balcony. Three wall mounted electric panel heaters.

**KITCHEN**

Featuring wall, drawer and base units in white with wooden worktops above. Tiled splashbacks. Stainless steel one and a half bowl sink with mixer tap. NEFF electric oven with a Bosch induction hob above. Space for slimline dishwasher. Space for fridge / freezer. Utility area with space for washing machine with wall and base units in white. Serving hatch to dining area. White UPVC double glazed window to rear.

**BEDROOM ONE**

Coving to ceiling. Two Fitted wardrobes with hanging rail. One of which houses consumer unit. Wall mounted electric panel radiator. White UPVC double glazed window to front.

**BEDROOM TWO**

Coving to ceiling. Fitted wardrobe with hanging rail. Wall mounted electric panel radiator.. White UPVC double glazed window to front.

**SHOWER ROOM**

Comprising white suite with close coupled W.C. with top flush. Sink with mixer tap set within vanity unit with cupboards below. Shaving point. Imex bidet. Walk in shower with fitted glass screen and wall mounted controls. Overhead shower and separate handheld shower attachment. Tiled walls and porcelain floor tiles. Electric towel rail. Underfloor heating. White UPVC double glazed obscure glass window to rear.

**EXTERIOR**

Garage en-bloc with up and over door. Extensive communal grounds featuring sweeping lawns, seating areas and ornamental pond.

Tenure - Share of Freehold. Lease remaining 967 years. Council tax band D - Welwyn and Hatfield Council. Service charge £475 per quarter. Ground rent £15 per year.

**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.









**20 Gresley Court, Hawkshead Road, EN6 1LF**





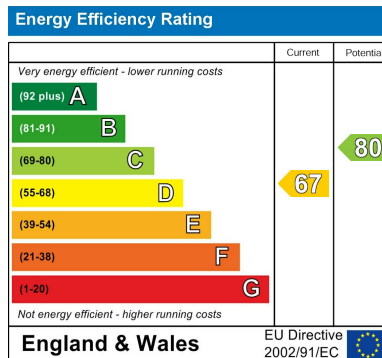


## Gresley Court, Hertfordshire EN6

Total Area: 70.4 m<sup>2</sup> ... 757 ft<sup>2</sup> (excluding balcony, single 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](mailto:sales@duncanperry.co.uk)

T: 01707655466

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

