

19 Hertford Mews, Billy Lows Lane, Potters Bar, EN6 1XW
£105,000 Leasehold (*see note over)

This one bedroom first floor retirement apartment is located on the first floor overlooking the delightful communal gardens. The property benefits from replacement windows, kitchen & shower room and is neutrally decorated throughout as well as benefitting from the communal areas including the communal gardens, residents lounge & visitors suite. Offered on a chain free basis, internal viewing is highly recommended.

COMMUNAL ENTRANCE

Communal entrance door with entryphone system leading to entrance hall. Door to house managers office, guest cloakrooms, residents lounge leading out to communal gardens, laundry room & refuse area. Stairs and lift leading to upper levels. Front door to property located on 1st floor.

HALLWAY

Doors to lounge/diner, shower room & bedroom. storage cupboard housing hot water cylinder & cold water tank, smoke detector, emergency pull cord.

LOUNGE/DINER 19' 8" x 9' 9" (5.99m x 2.97m) approx

Double glazed window to rear overlooking communal gardens, coved ceiling, two ceiling lights, economy 7 night storage heater, feature fireplace housing electric heater, wall mounted entryphone system, emergency pull cord, power points, TV point, open access to kitchen.



KITCHEN 9' 8" x 5' 3" (2.94m x 1.60m) approx

Coved ceiling, worksurfaces with a range of matching wall & base units, single bowl stainless steel inset sink unit with mixer taps and drainer, part tiled walls, induction hob with cooker hood above, built in eye level electric oven/grill, space for fridge/freezer, power points, wood effect flooring.



BEDROOM 12' 5" x 10' 4" (3.78m x 3.15m) approx

Double glazed window to rear overlooking communal gardens, TV point, power points, emergency pull cord, fitted wardrobes to one wall with mirrored sliding doors, walk in storage cupboard.



STORAGE CUPBOARD 4' 5" x 3' 10" (1.35m x 1.17m) approx

Walk in storage cupboard with shelving, wall mounted consumer unit & electricity meter, light & power points.

SHOWER ROOM 7' 0" x 6' 2" (2.13m x 1.88m) approx

Fully tiled walls, low level w.c, pedestal wash hand basin with mirror above, glass shower cubicle with wall mounted thermostatic shower & fold down seat, extractor fan, shaver point, wall mounted electric heater, wall mounted bathroom cabinet, tiled flooring.



COMMUNAL BENEFITS

Residents Lounge with a range of tables and chairs, communal **Kitchenette** with range of wall & base units, stainless steel inset sink unit, tea and coffee making facilities, electric oven. **Communal 'award winning' landscaped gardens** with a range of raised brick built flower & shrub beds, lawn areas, seating areas, outside lighting. **Overnight guest suites** There are 2 available, comprising of twin beds, with tea and coffee making facilities, en-suite shower room. Available by appointment and for a small charge per night. **Laundry room** with washing machines and dryer for residents use.



PARKING

Car park providing parking for residents and visitors.



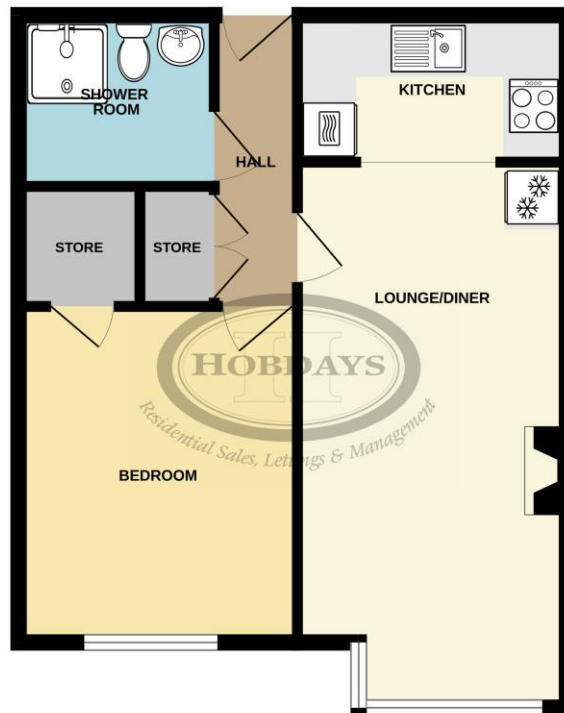
LEASEHOLD PROPERTIES:

Ground Rent: £0
 Service Charges: £288.75 pcm
 Buildings Insurance: Inclusive
 Lease length: 125 from 1988

Construction: Brick cavity wall
 Council Tax Band: C (Hertsmere)
 Parking arrangements: Residents & Visitor Parking
 Mains Gas: No
 Mains Electric: Yes
 Mains Water/drainage: Yes
 Heating Type: Economy 7
 Surface Water Flood Risk: Very Low Risk
 Rivers & The Seas Flood Risk: Very Low Risk
 (source: Gov.uk)
 Broadband Availability: Standard (FTTP is not available)
 (Source: Ofcom & BT Broadband Availability Checker)
 Mobile Availability:
 EE: Good outdoor & in home.
 O2: Good outdoor & in home.
 Three: Good outdoor
 Vodaphone: Good outdoor & in home.
 (Source: Ofcom)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

FIRST FLOOR
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA: 462 sq.ft. (42.9 sq.m.) approx.
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Viewing strictly by appointment via Hobdays

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