



Heathfield Close, Potters Bar, EN6 1SW
Offers in Excess of £300,000 Share of Freehold (*see note over)

CHAIN FREE - SHARE OF FREEHOLD. This Two Double Bedroom second floor flat(top) is located in this sought-after development off Church Road on the borders of Little Heath and within easy reach of local amenities, shops and mainline station fast track service to Kings Cross approx 0.8 miles away. The property does need some updating but benefits from gas central heating, double glazed windows and a garage en-bloc. The entire development is set in 2-3 Acres with mature communal well-maintained gardens and grounds. EPC RATING D.

63 DARKES LANE POTTERS BAR HERTS EN6 1BJ

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Approach

This property is situated in the right-hand side block with the entrance to the side of the main block with a level entrance from the rear. Double glazed entrance door with with keycode entry-phone system, cupboard housing electricity meters. Stairs leading to upper levels. Door to property sited on the second floor.



Entrance Hallway 14' 10" x 6' 5" (4.52m x 1.95m) *approx*
Entry phone, Radiator, storage cupboard housing electricity consumer unit, door to the kitchen, door to the bathroom and the two bedrooms, additional large storage cupboard open into the lounge.



Lounge/Diner 15' 4" x 11' 9" (4.67m x 3.58m) *approx*
Double glazed windows, power points, TV point, radiator.



Bedroom 1 15' 8" x 9' 2" (4.77m x 2.79m) *approx*.
Double glazed windows to the side, radiator, power points, storage cupboard.



Bedroom 2 10' 5" x 10' 2" (3.17m x 3.10m) *approx*.
Double glazed windows to the side, radiator, power points, storage cupboard.



Bathroom 10' 5" x 7' 1" (3.17m x 2.16m) *approx*
Obscured double glazed window to the rear, white suite comprises of Panelled Bath with a mixer tap and shower attachment above and shower curtain, pedestal hand basin with mono bloc tap, low level W.C; tiled walls.



Garage En-Bloc 16' 4" x 7' 9" (4.97m x 2.36m) approx
Up and over door

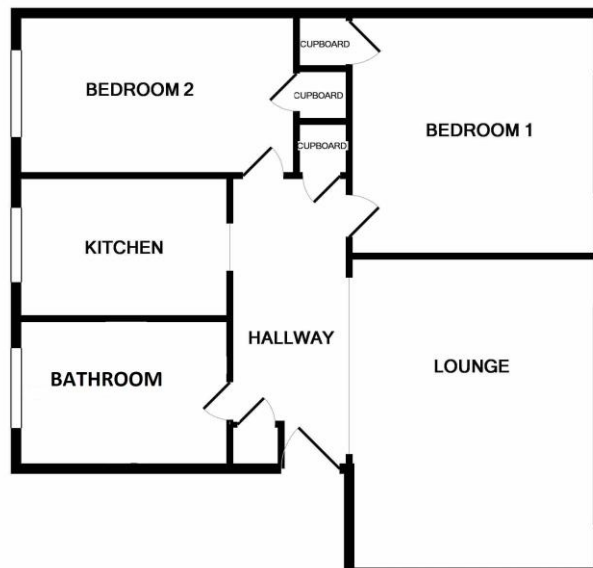
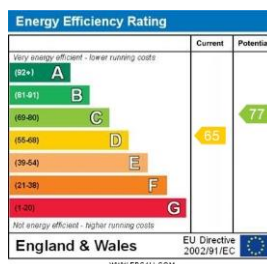


Communal Gardens



LEASEHOLD PROPERTIES:

Ground Rent: £25.00 PA
Service Charges: £2,516.00 PA
Buildings Insurance: Inclusive
Lease length: Share of freehold - Lease 999 from 1963
Council Tax Band: D Hertsmere
Parking arrangements: Garage en bloc
Mains Gas: Yes
Mains Electric: Yes
Mains Water/drainage: Yes
Heating Type: Gas central heating
Surface Water Flood Risk: Very Low Risk
Rivers & The Seas Flood Risk: Very Low Risk
(source: Gov.uk)
Broadband Availability: Standard, Superfast & Ultrafast
(Source: Ofcom & BT Broadband Availability Checker)
Mobile Availability: EE, VODAFONE & O2- Good outdoor,
variable in-home, THREE Good Outdoors
(Source: Ofcom)



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