



12 Lambs Close, Potters Bar, EN6 4HB
£315,000 Leasehold (*see note over)

This two bedroom 2nd floor apartment is located within reach to Cuffley Station, local shops and restaurants. The property is presented in good decorative order throughout and features a modern kitchen & bathroom, gas central heating, double-glazing, built-in wardrobes in both bedrooms, communal lawns plus resident and visitor parking. Internal viewing is highly recommended.

COMMUNAL ENTRANCE

Entrance door operational via entryphone system, lift and stairs leading to upper levels. Door to property located on the 2nd floor.



HALLWAY

Entrance door leading to hallway, coved ceiling, light wood effect flooring, radiator, storage cupboard, doors to all rooms.



LOUNGE/DINER 21' 1" x 12' 10" (6.42m x 3.91m) approx

Double glazed windows to front & rear, coved ceiling, two double radiators, light wood effect flooring.



KITCHEN 12' 0" x 6' 5" (3.65m x 1.95m) approx

Double glazed window to front, granite worksurfaces with a range of white gloss wall, base & drawer units, single bowl stainless steel sink unit with mixer taps and drainer, part tiled walls, gas hob with chimney style cooker hood above, built in combination oven & grill, space & plumbing for washing machine and slimline dishwasher, space for fridge/freezer, concealed wall mounted Vaillant combination boiler.



BEDROOM 1 11' 0" x 11' 0" (3.35m x 3.35m) approx

Double glazed window to rear, coved ceiling, radiator, wall light, two built in wardrobes.



BEDROOM 2 11' 1" x 9' 0" (3.38m x 2.74m) approx

Double glazed window to rear, coved ceiling, radiator, built in wardrobes.



BATHROOM

Double glazed window to front with privacy glass, tiled enclosed shower bath with shower above and separate handheld attachment, glass shower screen, low level w.c with concealed cistern, vanity unit with mixer taps and vanity mirror above, heated towel rail, fully tiled walls with decorative border tiles, shaver point, tiled floor.



COMMUNAL LAWNS

Communal gardens surrounding the building, mainly laid to lawn with a range of shrubs, refuse storage area to side.



PARKING

Ample residents and visitor parking for use with permits.

EPC GRAPH TO BE ADDED

LEASEHOLD PROPERTIES:

Ground Rent: £200

Service Charges: £1,793.02 service charge & £337.56 lift charge

Buildings Insurance: Inclusive

Lease length: 114 years remaining

MATERIAL INFORMATION:

Council Tax Band: Welwyn Hatfield

Parking arrangements: Residents & Visitor Parking

Mains Gas: Yes

Mains Electric: Yes

Mains Water/drainage: Yes

Heating Type: Gas central heating

Surface Water Flood Risk: High Risk

Rivers & The Seas Flood Risk: Very Low Risk

(source: Gov.uk)

Broadband Availability: Standard, Superfast & Ultrafast (FTTP is not available)

(Source: Ofcom & BT Broadband Availability Checker)

Mobile Availability: EE & Vodafone - Good outdoor, Variable in-home. O2 & Three - Good Outdoor.

(Source: Ofcom)

SECOND FLOOR
731 sq.ft. (67.9 sq.m.) approx.



TOTAL FLOOR AREA : 731 sq.ft. (67.9 sq.m.) approx.

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