



**2 Bed  
Apartment  
located in Potters  
Bar**

£279,950



**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL

Knifton Court, Mimms  
Hall Road  
Potters Bar  
EN6 3DA

Wooden front door with spyhole opening into:

#### HALLWAY

Video entry system. Double radiator. Hive heating and hot water control.

#### LOUNGE/DINER

Dual aspect with white UPVC double glazed window to rear and to front. White UPVC patio doors opening onto a front facing balcony. Double radiator. Single radiator. Serving hatch which opens through to the kitchen.

#### KITCHEN

Fitted with a range of white wall, drawer and base shaker style units with black working surfaces above. Space for a gas cooker. Space for washing machine. Space for fridge/ freezer. Stainless steel sink with mixer drainer. White UPVC double glazed window to rear. Serving hatch onto lounge/diner. Cupboard/ pantry with shelving which also houses a Valliant boiler (which was fitted on 27 Dec 2023).

#### BEDROOM ONE

White UPVC double glazed window to front. Double radiator. Storage cupboard with shelving and hanging rail. Airing cupboard with wooden rack shelving and hot water cylinder.

#### BEDROOM TWO

White UPVC double glazed window to front. Single radiator.

#### SHOWER ROOM

This features a walk in shower cubicle with wall mounted controls, fixed overhead shower head, hand held shower. and glazed fixed panels. Wash hand basin set within a vanity unit with storage cupboards below and mixer tap. Concealed cistern WC with integrated flush. Chrome heated towel rail. White UPVC double glazed obscure glass window to rear. Partially tiled walls.

Share of freehold. Service charge £700 per annum. Council tax band C - Hertsmere Council.

#### Property Information

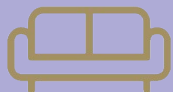
We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance we will attempt to assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have not been tested. These Particulars do not constitute a contract or part of a contract.



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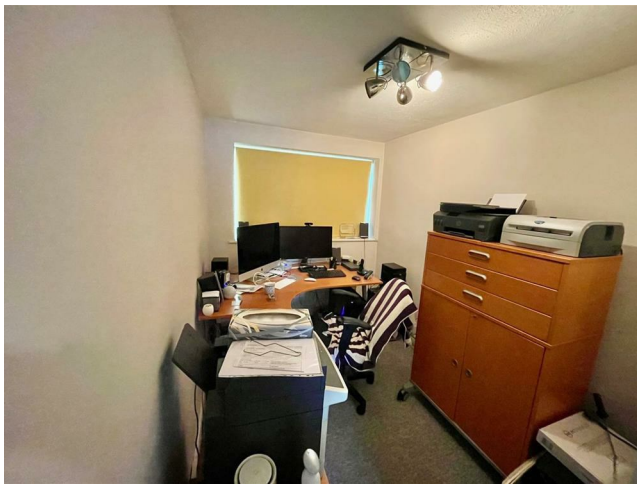
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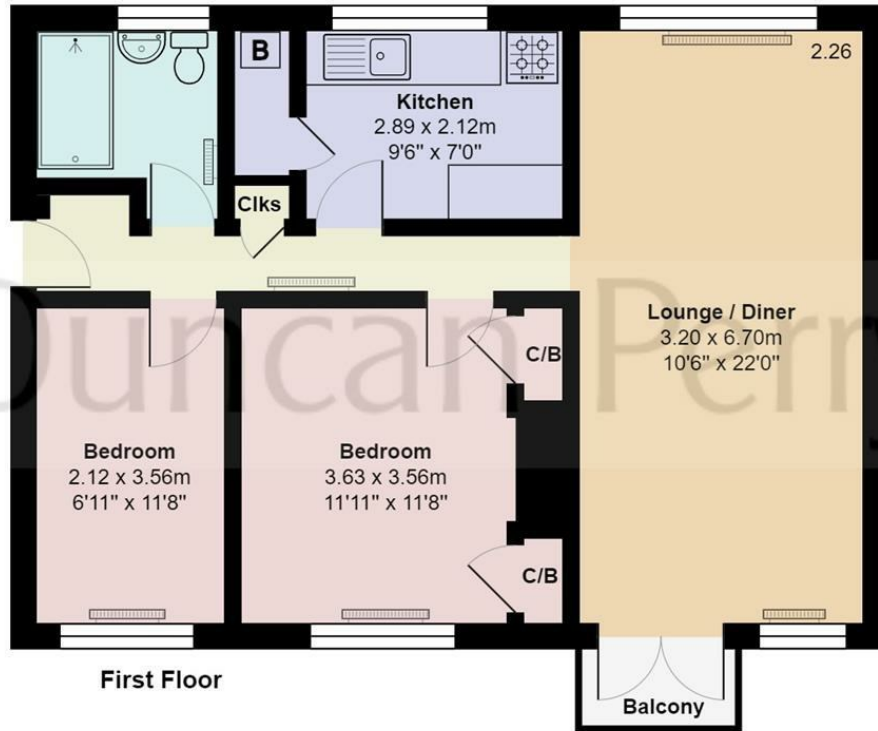


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## Knifton Court, Hertfordshire EN6

Total Area: 62.6 m<sup>2</sup> ... 674 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only

# Duncan Perry

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	78
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### DIRECTIONS

Please refer to google maps using property post code

### CONTACT

The Estate Office  
48A The Broadway  
Potters Bar  
Herts.  
EN6 2JW

E: [sales@duncanperry.co.uk](mailto:sales@duncanperry.co.uk)  
T: 01707655466  
<https://www.duncanperry.co.uk>

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