

21 Boredene, Potters Bar, EN6 3EL
£270,000 Leasehold (*see note over)

This ground floor flat is located within this popular cul-de-sac. The property is presented in good decorative order throughout and benefits from two bedrooms, double glazing, a replacement bathroom, communal gardens, plus residents & visitor parking. Offered on a chain free basis internal viewing is highly recommended.

63 DARKES LANE POTTERS BAR HERTS EN6 1BJ

01707 663330

email: pottersbar@hobdays.co.uk

COMMUNAL ENTRANCE

Communal entrance door with entryphone system, door to property located on the ground floor.

HALLWAY

Wall mounted entryphone system, doors to bedrooms, bathroom & lounge, wall mounted panel heater, wood effect flooring, airing cupboard.



LOUNGE/DINER 20' 2" x 10' 0" narrowing to 8' 6" (6.14m x 3.05m) approx

Double glazed bay window to rear overlooking communal gardens, double glazed window to side, wall mounted heater, wood effect flooring, open access to kitchen.



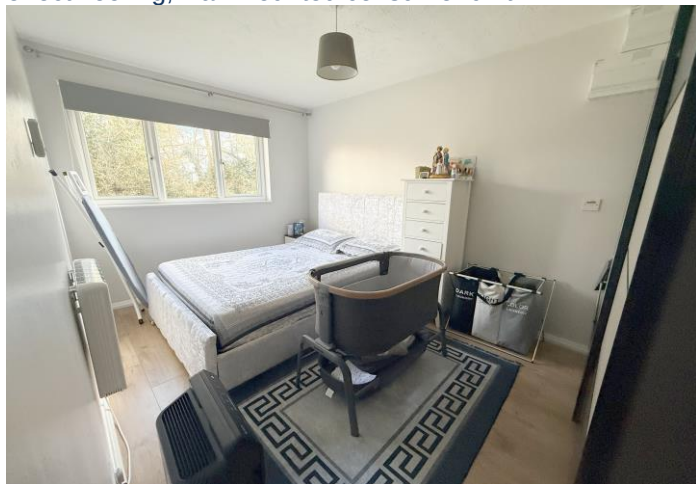
KITCHEN 7' 2" x 7' 0" (2.18m x 2.13m) approx

Double glazed window to rear, worktops with a range of matching wall & base units, single bowl stainless steel inset sink unit with mixer taps and drainer, part tiled walls, space for electric cooker with cooker hood above, space & plumbing for washing machine, space for tall fridge/freezer, tiled floor.



BEDROOM 1 13' 2" x 8' 4" (4.01m x 2.54m) approx

Double glazed window to rear, wall mounted heater, wood effect flooring, wall mounted consumer unit.



BEDROOM 2 10' 2" x 5' 7" (3.10m x 1.70m) approx

Double glazed window to rear, wall mounted heater, wood effect flooring.



BATHROOM

Panel enclosed bath with mixer taps and sprayhead, low level w.c with concealed cistern, vanity unit with mirror above and storage, heated towel rail, wood effect flooring, extractor fan.



COMMUNAL GARDEN:

Communal lawn areas to front and rear, range of tree & shrub borders.

PARKING:

Allocated parking for residents and visitors

LEASEHOLD PROPERTIES:

Ground Rent: £0

Service Charges: £1700 p/a

Buildings Insurance: Included

Lease length: 999 from 2020

Council Tax Band: C (Hertsmere)

Parking arrangements: Allocated parking

Mains Gas: No

Mains Electric: Yes

Mains Water/drainage: Yes

Heating Type: Electric

Surface Water Flood Risk:

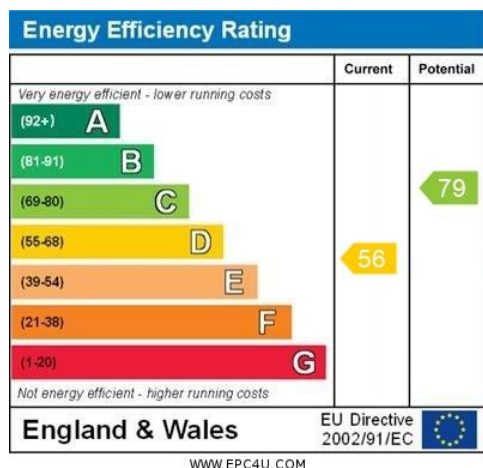
Rivers & The Seas Flood Risk:

(source: Gov.uk)

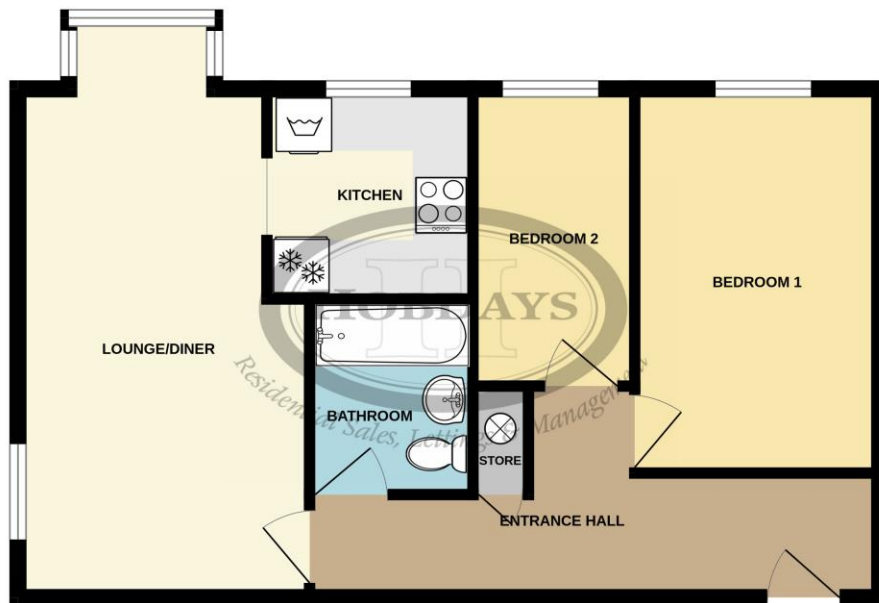
Broadband Availability: Standard, Superfast & Ultrafast
(FTTP is not available)

(Source: Ofcom & BT Broadband Availability Checker)

Mobile Availability: EE, Three & Vodaphone - Good outdoor, variable in home. O2 - Good outdoor & in home.
(Source: Ofcom)



GROUND FLOOR
533 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA : 533 sq.ft. (49.5 sq.m.) approx.
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**Viewing strictly by appointment via Hobdays
Telephone: 01707 663330**

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