

Alma Court, Frampton Road, Potters Bar, EN6 1JT

OIEO: £350,000
Share of Freehold



Vanessa McCallum Estates Ltd
51 Bradmore Green, Brookmans Park,
Hertfordshire, AL9 7QS
Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
www.vanessamccallumestates.co.uk



Situated in this sought after turning is this spacious 2 bedroom, first floor apartment, which benefits from a covered car parking space, spacious rooms and use of communal gardens which backs onto fields.

- 2 BEDROOM FIRST FLOOR APARTMENT
- COVERED CAR PARKING SPACE
- SHARE OF FREEHOLD
- COMMUNAL GROUNDS
- SPACIOUS ROOMS
- BACKS ONTO FIELDS

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
LIVING/DINING ROOM
KITCHEN

2 BEDROOMS
BATHROOM
SEPARATE TOILET

COVERED PARKING SPACE PLUS COMMUNAL PARKING
COMMUNAL GROUNDS

LOCATION

Alma Court is a turning of Frampton Road which is a sought after turning off Hatfield Road (A1000) within Little Heath. Little Heath Primary School and Mount Grace Secondary School are within walking distance. The shops and mainline railway station (Kings Cross and Moorgate) are a short drive away as is the M25 and A1(M).

SERVICES

Gas Central Heating and Mains Drainage.
Council Tax Band D

£1,500 Service Charges per annum (not verified)

LOCAL AUTHORITY

Welwyn Hatfield Council

VIEWING

STRICTLY BY APPOINTMENT WITH VANESSA MCCALLUM ESTATES

IMPORTANT NOTICE CONCERNING THESE PARTICULARS

None of the statements contained in these particulars are to be relied on as statements of fact. Any areas, measurements or distances are approximate and are only a guide. We have not tested any equipment, appliances or services to the property. Applicants must satisfy themselves by inspection or otherwise. These particulars do not form part of any contract. Please note that this property is owned by a relative of one of the employees at Vanessa McCallum Estates.

ANTI MONEY LAUNDERING

Due to Money Laundering Regulations, all purchasers and vendors are now legally obliged to provide formal identification from any person(s) wishing to purchase/sell a property through Vanessa McCallum Estates Ltd. Facial recognition will be offered at a charge of £25 plus vat per person.

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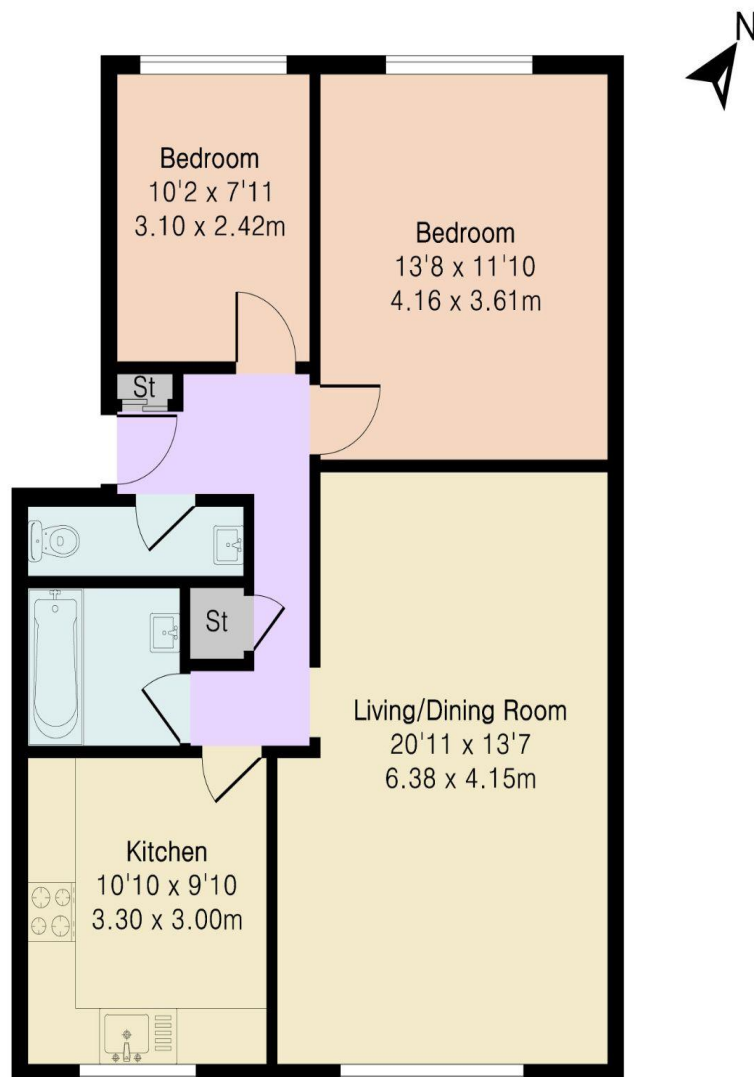
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Approximate Gross Internal Area 781 sq ft - 73 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

