

14 Potters Court, Darkes Lane, Potters Bar, EN6 2HS
£249,995 Leasehold (*see note over)

This two double bedroom level access retirement flat is located within this ever popular development in Potters Bar. The apartment offers independent living with the added benefits of communal areas including Residents Lounge, Communal gardens, Laundry room, Overnight visitor Guest Suite plus Residents and visitor parking. Offered on a chain free basis internal viewing is recommended.

COMMUNAL ENTRANCE

Communal entrance with entryphone system and electrically operated door leading into communal hallway. Open access to communal lounge & kitchenette, with access to communal gardens, overnight guest suite, residents laundry room and refuse area. Stairs and lift leading to all levels., Door to property.

HALLWAY

Doors leading to Lounge, Bedrooms 1 & 2, Bathroom & airing cupboard housing hot water cylinder, coved ceiling, power points, entryphone system with emergency pull cord.

L-SHAPED LOUNGE/DINER 17' 4" x 16' 0" narrowing to 9' 4" (5.28m x 4.87m) approx

Double glazed windows to front and side, coved ceiling, TV point, power point, telephone point, feature fireplace with electric coal effect fire, two economy 7 night storage heaters, two ceiling lights, double doors leading to kitchen.



KITCHEN 8' 11" x 5' 7" (2.72m x 1.70m) approx

Double glazed window to front, coved ceiling, worktops with a range of matching wall, base & drawer units, single bowl stainless steel sink unit with drainer, part tiled walls, ceramic hob with cooker hood above, built in oven incorporating grill, under counter fridge & freezer, wall mounted heater, emergency pull cord, power points.



BEDROOM 1 12' 9" x 12' 10" (3.88m x 3.91m) approx

Double glazed window to front, coved ceiling, TV point, power points, telephone point, emergency pull cord, ceiling light, fitted wardrobes to one wall with mirrored doors.



BEDROOM 2 14' 1" x 8' 5" (4.29m x 2.56m) approx

Double glazed window to front, coved ceiling, TV point, power points, telephone point, ceiling light, wall mounted convector heater, emergency pull cord.



SHOWER ROOM

Coved ceiling, tiled walls, shower tray with mounted mixer shower above, vanity unit with wall mounted mirror above and shaver light/point, low level w.c., heated towel rail, extractor fan, wall mounted electric heater.



COMMUNAL AREAS

Communal lounge with a range of seating & tables, kitchenette with tea and coffee making facilities, fridge, microwave & dishwasher. Windows and doors to rear leading out to communal garden with Patio area to rear of communal lounge, mainly laid to lawn with a range of flower & shrub beds, trees & shrubs, side access. There is a guest cloakroom just off the communal lounge and an overnight guest suite with twin beds, shower room, television and tea/coffee making facilities. The Laundry room consists of washing machines & tumble dryers and is inclusive for residents.



Communal Lounge



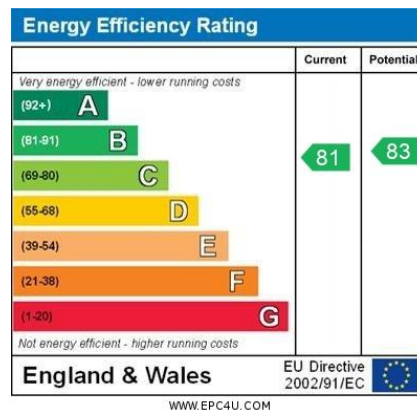
Communal Lounge



Gardens



Car Park



LEASEHOLD PROPERTIES:

Ground Rent: £820

Service Charges: £4027

Buildings Insurance: Inclusive

Lease length: 125 years from 2001

Council Tax Band: D Hertsmere

Parking arrangements: Residents & Visitor Parking

Mains Gas: No

Mains Electric: Yes

Mains Water/drainage: Yes

Heating Type: Economy 7

Surface Water Flood Risk: Medium Risk

Rivers & The Seas Flood Risk: Medium Risk

(source: Gov.uk)

Broadband Availability: Standard & Superfast

(FTTP is not available)

(Source: Ofcom & BT Broadband Availability Checker)

Mobile Availability:

EE: Good outdoor & in home

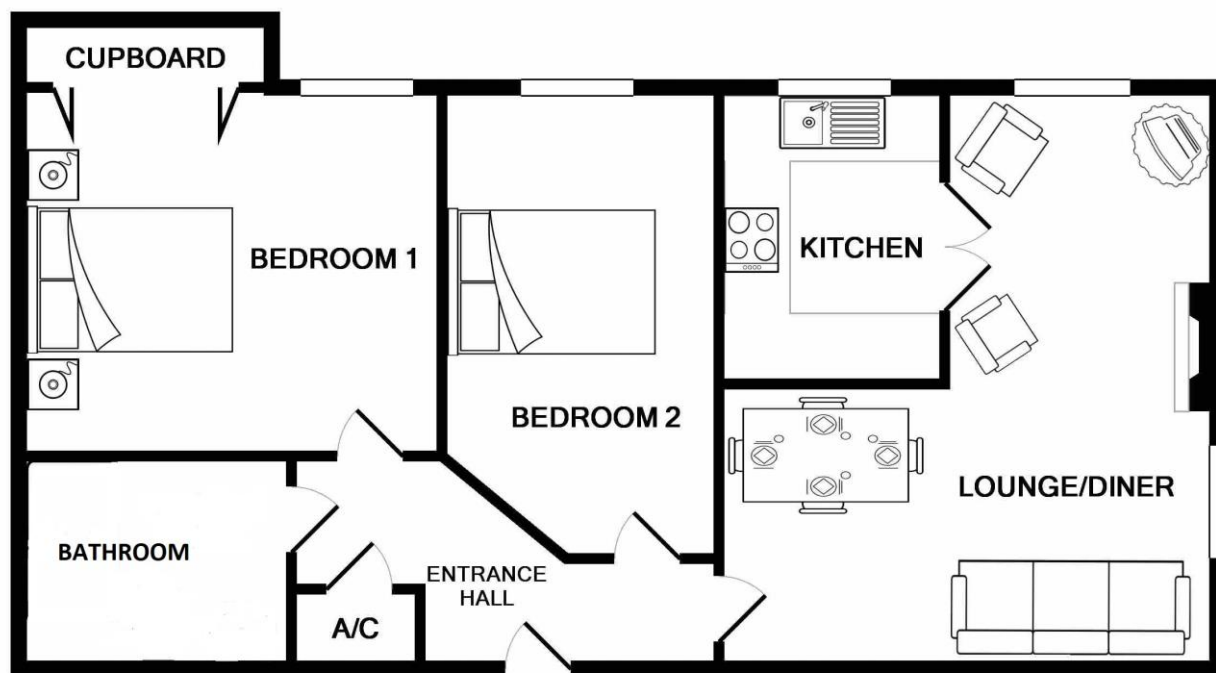
O2: Good outdoor

Vodafone: Good outdoor

Three: Good outdoor

(Source: Ofcom)

McCarthy Stone charge a 1% sinking fund contribution (known as the contingency fee), which is paid on resale. This is held in trust for the long-term benefit of the development and homeowners.



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Viewing strictly by appointment via Hobdays

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