



**Hawkshead Road, Potters Bar, EN6 1LF**  
**£575,000 Share of Freehold** (\*see note over)

Rarely available. This luxuriously appointed **Penthouse** apartment is accessed on the 3rd floor(top) via a lift consisting of 1636 sq ft and comprises : Three Double Bedrooms,( en-suite and walk in dressing room to principle bedroom), Main Shower Room, Guest Cloakroom, Two Reception Rooms, Luxury Kitchen/breakfast room, Utility room, Two Garages and has Two balconies overlooking the extensive picturesque, landscaped gardens and grounds, Built in 1972 and refurbished by the current owners in 2016 to a high standard with electric source heated boiler, double glazed windows Offered Chain Free. Viewing is highly recommended.

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## Approach

Gresley Court development consists of three blocks, accessed from Hawkshead Road which is just off Hatfield Road. The property is situated in the immediate block on the right as you arrive. There are several parking areas which lead down to the en-bloc garages and the gardens. Each block has secure entry phone systems and CCTV.



## Entrance Hall

Entrance door with two double glazed obscured glazed windows either side, leading to a spacious T shaped hallway with marble tiled flooring., two radiators, built in cupboard with mirrored doors housing the Fuse box, electric meter Cat 6 wiring and a Roko lighting system, inner halls to both sides leading to various rooms;



## Guest Cloakroom

High-level double-glazed window to side, built in vanity wash hand basin with mixer tap storage below and a matching mirror above, concealed cistern WC; fitted draws and cupboard heated chrome towel, alcove with led light above. Recessed led spotlighting. Extractor.



## Kitchen/Breakfast 12' 10" x 12' 2" (3.91m x 3.71m) approx

Double Glazed windows to the side. Sleek gloss white range of wall, base and draw units with black granite worktop surfaces over, one and a half bowl single drainer sink with mixer tap, integrated dishwasher, fridge and freezer, induction hob with extractor above, integrated oven with microwave oven above and wine fridge. Breakfast bar with stools and two over counter lights.



**Utility room 4' 6" x 7' 4" (1.37m x 2.23m) approx**

Double glazed window to side, shelving, a vanity style sink unit with mono bloc tap and storage below, tiled floor, space for a washing machine, tumble dryer and a storage cupboard housing the electric boiler, pressurised system hot water tank.



**Dining Room 11' 1" x 14' 11" (3.38m x 4.54m) approx**

Double glazed window to rear and to the side and double glazed door opening out on to a balcony overlooking the communal gardens. LED recessed spotlights, radiator, power points.



**Lounge 15' 6" x 17' 8" (4.72m x 5.38m) approx**

Double opening glazed doors from the hall, two double glazed windows to rear, LED recessed spotlights, T.V point, power points, radiator, open into the dining room.



**Principle Bedroom 20' 4" x 10' 11" (6.19m x 3.32m) approx**

Double glazed windows to side and rear and a double glazed door leading out to the balcony overlooking the gardens. LED recessed spotlights, radiator, power points, TV point, walk in dressing room with wardrobes. Door to En-Suite bathroom and shower.



**En-suite**

Twin Obscured double-glazed windows. Panelled enclose jacuzzi bath with mixer tap and controls to the side, vanity wash hand basin with mon bloc tap and storage below, concealed cistern close couple low flush WC; separate shower cubicle with a wall mounted fixed head rainfall style shower and a separate hand shower attachment, chrome heated towel radiator LED recessed spotlights, extractor and tiled walls and wood effect flooring. Under Floor Heating.



**Bedroom 2 11' 6" x 9' 4" (3.50m x 2.84m) approx**  
Double glazed window to rear overlooking the gardens, fitted mirrored wardrobes, radiator, power points.



**Bedroom 3 13' 6" x 7' 9" (4.11m x 2.36m) approx**  
Double glazed window to rear, fitted wardrobes, radiator, power points.



#### **Main Shower room**

High level double glazed windows to side, a double sized walk in shower with a fixed glazed shower screen, a wall mounted shower with a rainfall style fixed shower head and a separate hand shower attachment, his & hers hand wash basins built into a vanity unit both with mono bloc taps with storage below and twin mirrors above, concealed cistern low flush WC, shelving and curved chrome heated towel rail. LED recessed spotlighting, extractor, fully tiled walls and tiled floor and extractor fan. Under Floor heating.



#### **Two Garages En-bloc**

Two single garages with up & over door.



#### **Gardens & Grounds**

Beautiful, landscaped gardens set in several acres of grounds with mature trees such as deodar Cedar, Pinaceae, Beech and lots of mature rhododendrons there is an ornamental pond, several bench seating areas placed in and around the central pathway.



#### **Parking**

Car park providing off street parking for residents and visitors.

**Service Charges:** 2026/27 Service Charge - Penthouse £3,340.00 **Buildings Insurance:** inclusive- **Ground Rent:** 15.00

**Lease length:** 967

**Council Tax Band:** F (Welwyn Hatfield)

**Parking arrangements:** Residents & Visitor Parking

**Mains Gas:** No

**Mains Electric:** Yes

**Mains Water/drainage:** Yes

**Heating Type:** Electric heating

**Surface Water Flood Risk:** Very Low Risk

**Rivers & The Seas Flood Risk:** Very Low Risk

(source: Gov.uk)

**Broadband Availability:** Standard, Superfast

(Source: Ofcom & BT Broadband Availability Checker)

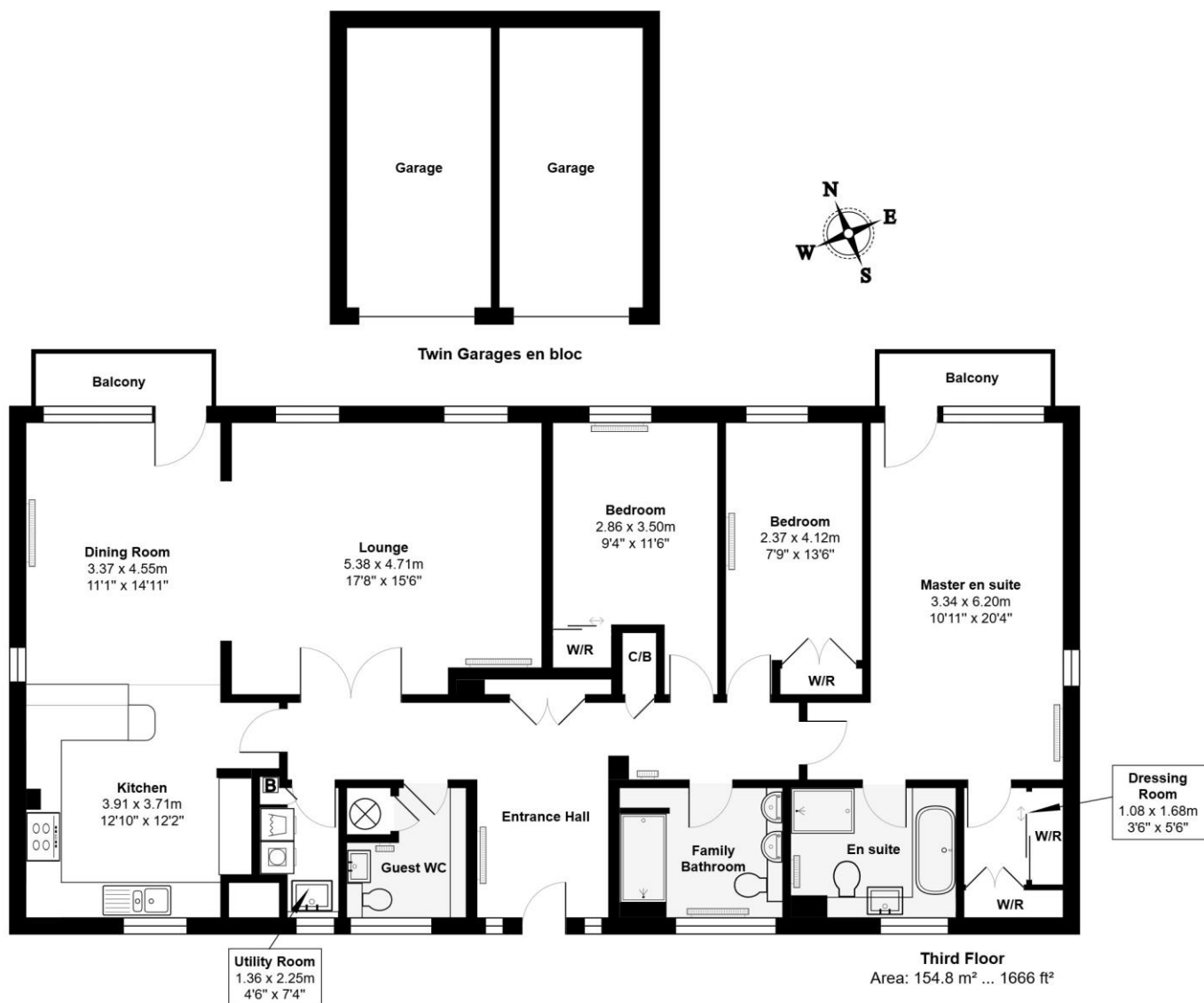
**Mobile Availability:**

**EE:** Good outdoor variable in-home

**O2:** Good outdoor variable in-home

**3:** Good outdoor

**Vodafone:** Good outdoor variable in-home



## Gresley Court, Hertfordshire EN6

Total Area: 154.8 m² ... 1666 ft² (excluding balcony, garages)

All measurements are approximate and for display purposes only

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