

2 Bed Apartment located in South Mimms

Offers Invited £315,000







Duncan Perry

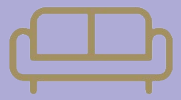
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St. Albans Road
South Mimms
Potters Bar
EN6 3PH


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Wooden front door opens into

ENTRANCE LOBBY
Turn flight of stairs to first floor. Entry phone system. Step down to

OPEN PLAN LIVING AREA
Double glazed bay window to front. Electric Dimplex heater. Spotlights to ceiling. Media points. Storage cupboard housing hot water cylinder. Separate storage cupboard housing consumer unit and hot water / heating controls. Door to

GROUND FLOOR CLOAKROOM
Fitted with white suite comprising of W.C. with top flush. Sink set on vanity unit with storage cupboards below. Mixer tap. Mirror above. Tiled walls. Tiled floor. Extractor and spotlights to ceiling.

KITCHEN
White hi-gloss wall, drawer and base units with quartz working surfaces above and splashbacks. Integrated Hotpoint washer / dryer. Hotpoint washing machine. Hotpoint electric oven with a Belling 4-ring induction hob above. Concealed extractor. Integrated Hotpoint fridge / freezer. Wood effect flooring throughout ground floor.

FIRST FLOOR LANDING
Storage cupboard with hanging rail.

BEDROOM ONE
Spotlights to ceiling. Electric heater. Double glazed sash style window to front with countryside views. Media point.

BEDROOM TWO
Spotlights to ceiling, Electric heater. Double glazed window to rear. Fitted wardrobes with sliding doors in white and mirrored.

BATHROOM
Fitted with white suite comprising bath with wall mounted controls. Handheld shower attachment. Fixed larger overhead shower. Glazed bi-folding shower screen. Top flush W.C. with concealed cistern. Sink set within vanity unit with mixer tap. Mirrored bathroom cabinet. Spotlights and extractor to ceiling. Tiled walls. Tiled floor. Underfloor heating.

FRONT OF PROPERTY
Communal garden area. Steps down to property with security lighting and entry phone system.

Tenure - Leasehold - 122 years remaining. Service Charge - £1,100 every 6 months. Council tax band D - Hertsmere Borough 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.





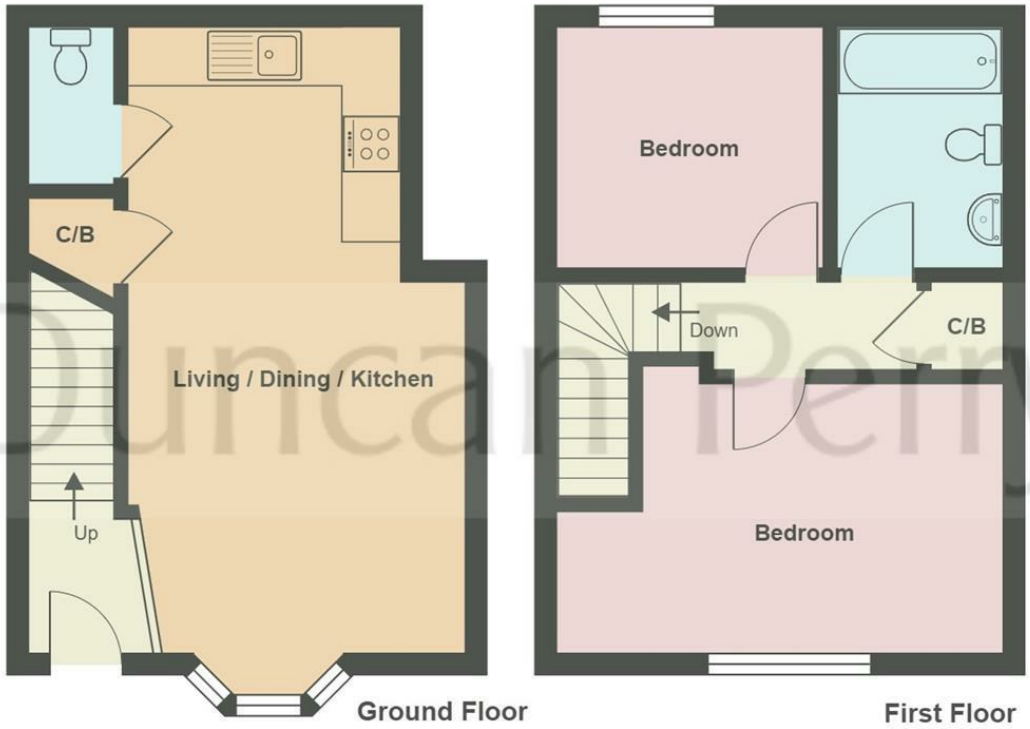




3 Arlingham House St. Albans Road, South Mimms, Potters Bar, EN6 3PH




Arlingham House



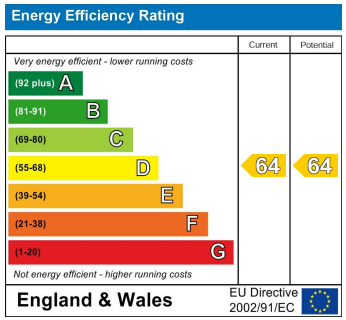
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Arlingham House, Hertfordshire EN6

Total Area: 57.4 m² ... 618 ft²

All measurements are approximate and for display purposes only

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DIRECTIONS

Please refer to Google Maps using postcode.

CONTACT

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

E: sales@duncanperry.co.uk
T: 01707655466
https://www.duncanperry.co.uk

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