



**1 Bed  
Studio  
located in Laurel Fields, Potters Bar**

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL

Laurel Fields  
Potters Bar  
EN6 2BB



1



1



1



D

Part double glazed communal entrance door. Stairs to first floor communal landing. Front door with spyhole opens into

### LOUNGE / STUDIO / KITCHEN

15'7" x 11'11"

Widening to 5.50.

#### Kitchen area

Range of white high gloss units featuring cupboards. Worktops with single drainer stainless steel sink. Space for electric cooker with extractor above. Splashback tiling. Space for refrigerator. Ceiling spotlights. Double glazed window to side.

#### Lounge / bedroom area

Dual aspect. Double glazed oriel window to side and Double glazed window to front. Wall mounted electric heater. Electric storage heater. Ceiling spotlights.

### BATHROOM

7'11" x 5'8"

White suite comprising panel enclosed bath with mixer taps. Hand shower and overhead shower. Vanity wash basin and W.C. unit with cupboards. Tiled walls and floor. Electric heated towel rail. Built in cupboard housing hot water tank. Frosted double glazed window to rear.

Tenure - Leasehold - 180 years remaining. Council tax band B - Hertsmere Council. Service charge £2500 per annum. £60 Ground rent per annum.

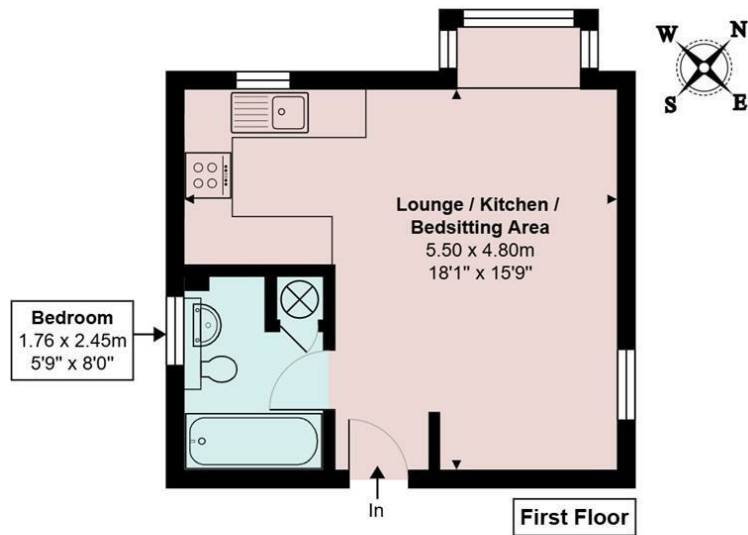
#### Property Information

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.

£175,000

Situated in close walking distance of Potters Bar town centre with mainline railway station and local shops this first floor studio flat features fitted kitchen with separate bathroom. Offered chain free. 7.82% YIELD





## Laurel Fields, Potters Bar, EN6 2BB

Total Area: 27.8 m<sup>2</sup> ... 299 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	75
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

### DIRECTIONS

Please refer to Google Maps using postcode.

### CONTACT

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