



Duncan Perry

22 Stapleton Close, Potters Bar, Herts, EN6 4AF
£375,000

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SALES ■ LETTINGS ■ COMMERCIAL

This well presented larger than average 806 sq. ft ground floor apartment features spacious and bright lounge / diner, two double bedrooms, separate fitted kitchen and family bathroom. Pretty communal gardens, garage en bloc and resident parking space with visitors parking available. The property benefits being share of freehold with 907 years

remaining on the lease. Viewing is essential!



- TWO BEDROOM GROUND FLOOR APARTMENT
- SPACIOUS AND BRIGHT LOUNGE / DINER
- TWO DOUBLE BEDROOMS
- SEPARATE KITCHEN
- GARAGE EN-BLOC
- COMMUNAL GARDENS
- RESIDENT PARKING SPACE AND VISITORS PARKING
- TENURE - SHARE OF FREEHOLD - 907 YEARS REMAINING
- SERVICE CHARGE - £1,740 PA / GROUND RENT £10 PA
- COUNCIL TAX BAND D - HERTSMERE COUNCIL



Communal entrance door leading into communal hallway with white UPVC double glazed casement door to rear and stairs to first floor.

Wooden front door leading into

HALLWAY

Coving to ceiling. Laminate flooring. Fischer electric radiator. Storage cupboard housing electricity meter and consumer unit with light, hanging space and shelving. Storage cupboard housing water cylinder with shelving above and light. Additional storage cupboard with shelving and hanging rail.

LOUNGE / DINER OR BEDROOM THREE

Lounge section

Coving to ceiling. Wall lights. Dual aspect. White UPVC double glazed window to rear. White UPVC double glazed window to side.

Dining room / bedroom three

Coving to ceiling. Wall lights. Fischer electric radiator. White UPVC triple glazed window to front.

KITCHEN

Continuation of laminate flooring from hallway. Fitted with white hi-gloss wall, drawer and base units with complementary working surfaces above. Induction hob with overhead extractor. Tiled splashbacks. Spotlights to ceiling. Space for washing machine. Space for tumble dryer. Integrated fridge / freezer. Electric oven / grill. Island with drawers below. Ceramic sink with drainer and mixer tap. White UPVC double glazed window to rear.



BEDROOM ONE

Coving to ceiling. Fischer electric radiator. Fitted wardrobe with hanging rails and shelving. White UPVC triple glazed window to front.

BEDROOM TWO

Coving to ceiling. Fischer electric radiator. Storage cupboard with hanging rail and shelving. White UPVC triple glazed window to front.

BATHROOM

White suite comprising bath with mixer tap and overhead shower attachment with glass shower screen. Concealed cistern W.C. Wash basin set within vanity unit with mixer tap and cupboards below. Chrome heated towel rail. Tiled walls. Tiled floor. Intervent extractor. Two white UPVC double glazed obscure glass windows to rear.

GARAGE EN-BLOC

Up and over door.

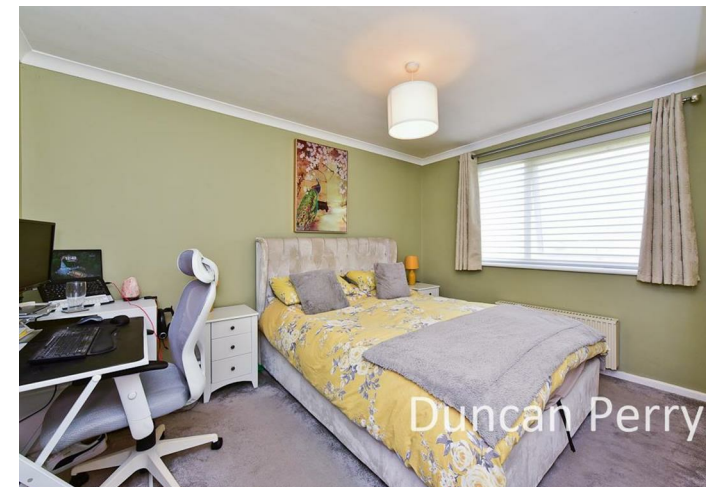
COMMUNAL GARDEN

Secluded communal gardens including communal washing lines.

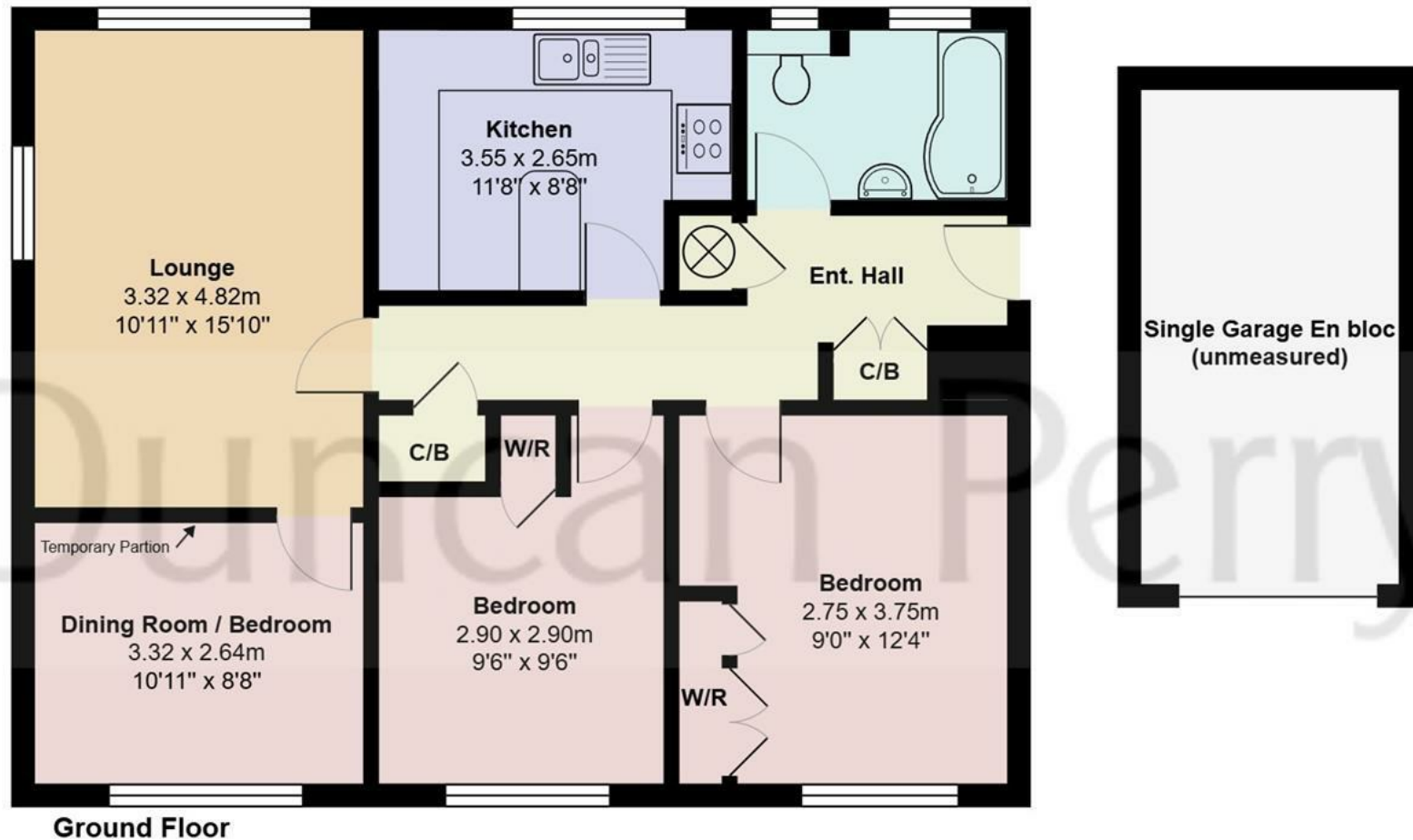
RESIDENT PARKING

One resident parking space - Permit required from Freeholder. Visitors parking available with permit between 7am-12am.

Tenure - Share of Freehold - 907 years remaining. Service charge £1,740.00 PA. Ground rent £10.00 PA. Council tax band D - Hertsmere Council.







Stapleton Close, Hertfordshire, EN6

Total Area: 74.9 m² ... 806 ft² (excluding single garage en bloc (unmeasured))

All measurements are approximate and for display purposes only

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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.

Pursuant to the Estate Agency Act of 1979 we are obliged to inform you that the owner is a family member of an employee of this Company.



Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs A B C D E F G Not energy efficient - higher running costs			56
Most environmentally friendly - lower CO ₂ emissions A B C D E F G Not environmentally friendly - higher CO ₂ emissions			
England & Wales EU Directive 2002/91/EC			

