

Flat 6 Hertford Mews, Billy Lows Lane, Potters Bar, EN6 1XW



Price: £100,000
Leasehold

Vanessa McCallum Estates Ltd
51 Bradmore Green, Brookmans Park, Herts,
AL9 7QS
Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
www.vanessamccallumestates.co.uk



****CHAIN FREE****

A spacious 1 bedroom ground floor apartment with direct access to garden situated in this retirement block which benefits from lovely communal grounds, parking, lift, laundry room and a communal room which has many social activities. The property is offered for sale on a chain free basis and has plenty of storage.

- A SPACIOUS 1 BEDROOM GROUND FLOOR APARTMENT
- CHAIN FREE
- RETIREMENT BLOCK
- COMMUNAL ROOM WHICH HAS MANY SOCIAL ACTIVITIES
- LIFT AND LAUNDRY ROOM
- PLENTY OF STORAGE
- DIRECT ACCESS TO GARDEN
- LOVELY COMMUNAL GARDENS

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
LOUNGE
KITCHEN
BATHROOM
BEDROOM

DIRECT ACCESS TO COMMUNAL GARDENS
COMMUNAL ROOM
COMMUNAL PARKING

LOCATION

Billy Lows Lane is a desirable road within Potters Bar, off Hatfield Road and Darkes Lane. Potters Bar main shopping centre in Darkes Lane, Main Line Railway station (Kings Cross/Moorgate) and Sainsbury's are all a short walk away. The A1M and M25 are only a short drive away.

LOCAL AUTHORITY

Hertsmere Council.

SERVICES

Electric Storage Heaters. Mains Drainage.
Council Tax Band C

£3,742.19 Service Charges per annum. (not verified).
88 Years left on Lease (not verified)

"There may be additional fees that could be incurred for items such as leasehold packs"

VIEWING

STRICTLY BY APPOINTMENT VIA VANESSA MCCALLUM ESTATES

IMPORTANT INFORMATION CONCERNING THESE PARTICULARS

None of the statements contained in these particulars are to be relied on as statements of fact. Any areas, measurements or distances are approximate and are only a guide. We have not tested any equipment, appliances or services to the property. Applicants must satisfy themselves by inspection or otherwise. These particulars do not form part of any contract.

ANTI MONEY LAUNDERING

Due to Money Laundering Regulations, all purchasers and vendors are now legally obliged to provide formal identification from any person(s) wishing to purchase/sell a property through Vanessa McCallum Estates Ltd. Facial recognition will be offered at a charge of £25 plus vat per person.

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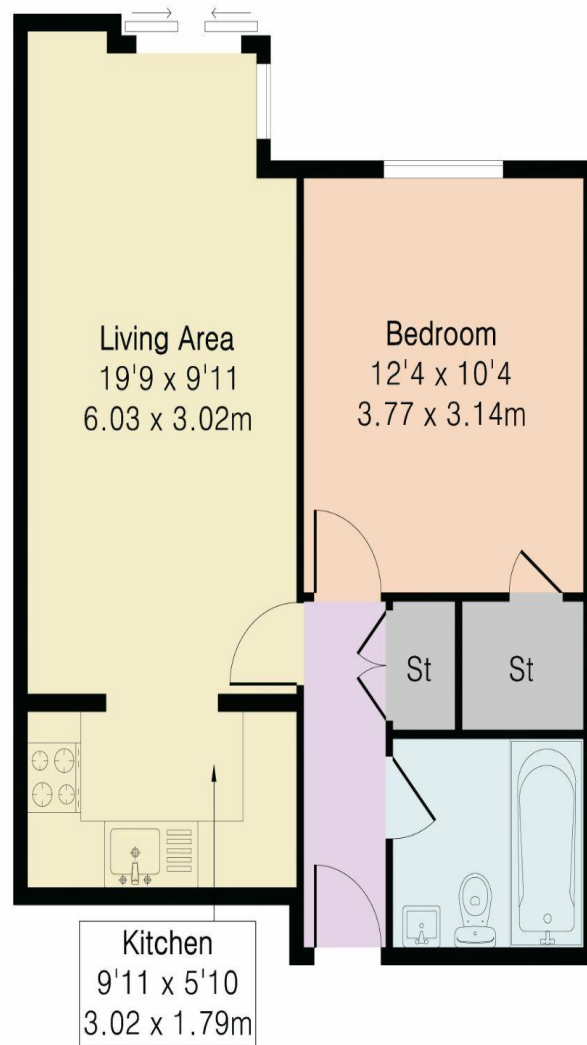
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Approximate Gross Internal Area 485 sq ft - 45 sq m



Ground Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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