



Duncan Perry

**Flat D, Vine Court, 239 Mutton Lane, Potters Bar, Herts, EN6 2AT**  
**£365,000**

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SALES ■ LETTINGS ■ COMMERCIAL

Beautifully presented first floor two bedroom apartment situated in Mutton Lane with a short walk to Darkes Lane shops and mainline station. Property consists of two double bedrooms, one with balcony and en-suite shower room., bathroom and open plan kitchen / lounge. with balcony. Secure gated resident and visitors parking spaces to rear.



- BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM APARTMENT
- OPEN PLAN KITCHEN / LOUNGE WITH BALCONY
- BALCONY AND ENSUITE TO BEDROOM TWO
- WALKING DISTANCE TO DARKES LANE SHOPS AND MAINLINE STATION
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- IDEAL FOR FIRST TIME BUYER OR INVESTMENT
- RESIDENTS AND VISITORS PARKING TO REAR
- TENURE - LEASEHOLD - 115 YEARS REMAINING
- SERVICE CHARGE - £1,847.50 PER ANNUM & GROUND RENT - £250.00 PER ANNUM
- COUNCIL TAX BAND D - HERTSMERE COUNCIL



Secure gated access to rear car park and communal entrance. Communal staircase to front door.

### **ENTRANCE HALL**

Radiator. Hard wood flooring. Doors to all rooms.

### **OPEN PLAN KITCHEN / LOUNGE**

Kitchen area

Comprising a range of wall, drawer and base units with complimentary working surfaces above. Single bowl inset sink unit with mixer taps and drainer. Part tiled walls. Bosch electric ceramic hob with built in double oven/grill below with wall mounted cooker hood above. Integrated dishwasher. Integrated washing machine. Integrated fridge / freezer. Concealed Valliant combination boiler. Roof light. Hard wood flooring. Spotlights to ceiling. Two white UPVC double glazed windows to side.

Lounge section

Continuation of hard wood flooring. Spotlights to ceiling. TV point. Two double radiators. White UPVC French patio doors to front leading to balcony overlooking front of property.

### **BEDROOM ONE**

Spotlights to ceiling. Radiator. White UPVC double glazed window to rear.

### **BEDROOM TWO**

Spotlights to ceiling. Radiator. Fitted wardrobes with hanging rails and shelving. White UPVC double glazed French doors to rear leading onto balcony overlooking rear of property. Sliding mirrored door leading into



### ENSUITE SHOWER ROOM

White suite featuring walk in shower with fixed overhead shower and separate handheld shower with wall mounted controls and glass shower screen. Wash basin with mixer tap and cupboard below. Integrated cistern W.C. Wall mounted medicine cupboard. Part tiled walls. Spotlights to ceiling.

### BATHROOM

White suite featuring bath with mixer taps and separate thermostatic shower with waterfall shower and separate shower attachment. Fitted glass shower screen. Sink set within vanity unit with waterfall tap. Wall mounted medicine cabinet. Low level W.C. Part tiled walls. Spotlights to ceiling. Chrome heated towel rail. Tiled flooring. Extractor fan. White UPVC double glazed obscure glass window to rear.

### RESIDENTS PARKING

One allocated parking space and visitors parking to rear.

Tenure - Leasehold - 116 years remaining. Service charge - £1,847.50 per annum. Ground rent - £250 per annum. Council tax band D - Hertsmere 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.





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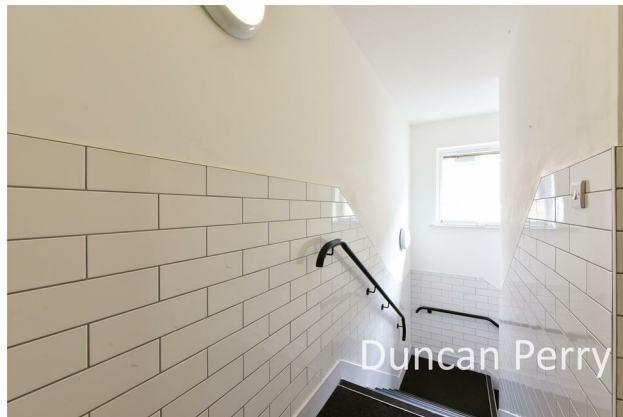


**Mutton Lane, Hertfordshire EN6**

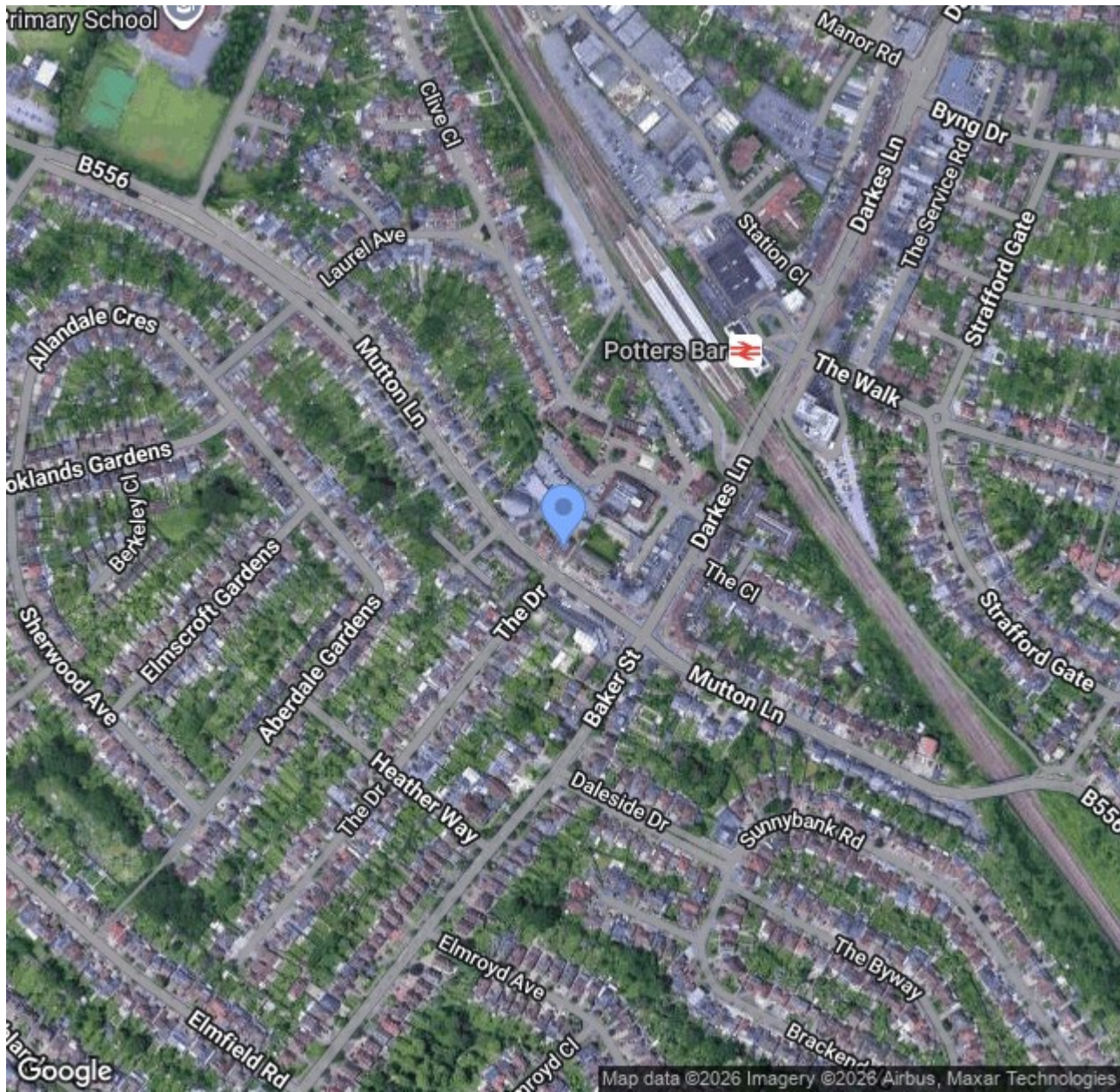
Total Area: 65.0 m<sup>2</sup> ... 700 ft<sup>2</sup> (excluding terrace)

All measurements are approximate and for display purposes only

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
<b>A</b>		<b>A</b>	
79-91		80-90	
<b>B</b>		<b>B</b>	
71-78		65-79	
<b>C</b>		<b>C</b>	
55-70		50-64	
<b>D</b>		<b>D</b>	
40-54		35-49	
<b>E</b>		<b>E</b>	
27-39		20-34	
<b>F</b>		<b>F</b>	
13-26		10-19	
<b>G</b>		<b>G</b>	
1-12		1-9	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	<b>EU Directive from 2002/91/EC</b>	<b>England &amp; Wales</b>	<b>EU Directive from 2002/91/EC</b>



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