Heathfield Close, Potters Bar, EN6

Price: £350,000
Share of Freehold

VANESSA MCCALLUM ESTATES

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



A really well presented 2 double bedroom top floor apartment in this lovely block of flats conveniently situated in the heart of Potters Bar. This property has been completely renovated by the current owner and provides open plan kitchen and lounge, great size bathroom and garage. This property needs to viewed internally to be fully appreciated.

- 2 DOUBLE BEDROOM TOP FLOOR APARTMENT
- SHARE OF FREEHOLD
- OPEN PLAN KITCHEN/LOUNGE
- GARAGE
- COMMUNAL GROUNDS
- CLOSE TO AMENITIES

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FEATURES

DESCRIPTION
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ACCOMMODATION
ENTRANCE HALLWAY
OPEN PLAN LIVING ROOM/KITCHEN

2 BEDROOMS
SHOWER ROOM

GARAGE
COMMUNAL GROUNDS

LOCATION
Heathfield Close is a cul-de-sac turning off Church Road. The mainline railways station and local shops are within walking distance. The A1(M) and M25 are a short drive away.

SERVICES
Gas Central Heating and Mains Drainage.
Council Tax Band D

£1,300 Joint Service Charge & Ground Rent per annum. (not verified). Includes: gardening, windows and shared spaces.
937 Years left on Lease (not verified)

LOCAL AUTHORITY
Hertsmere Council.

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 of the 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 £50 plus vat per person.

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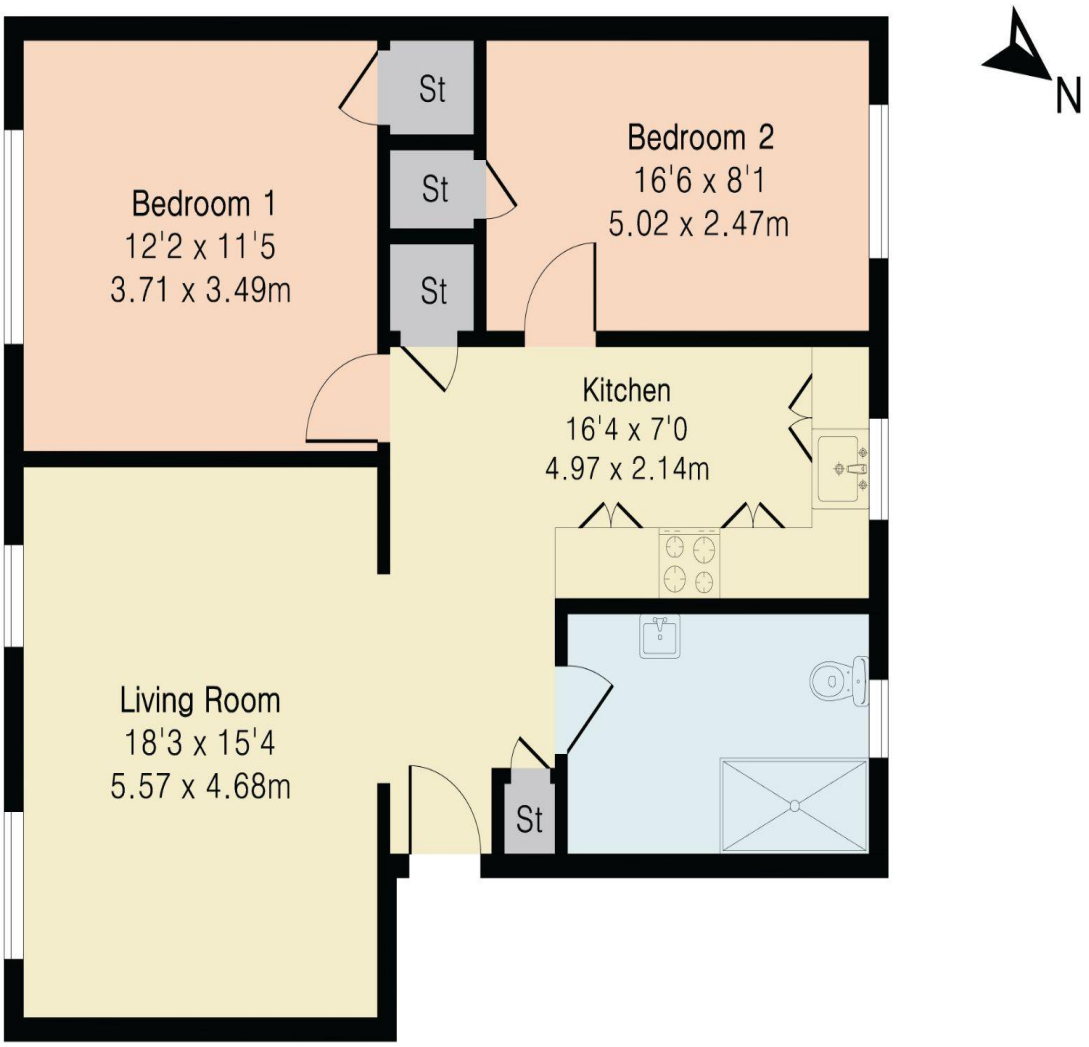



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Approximate Gross Internal Area 715 sq ft - 66 sq m



Second Floor

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.