



**1 Bed
Apartment
located in Potters
Bar**

£210,000



Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Mimms Hall Road
Potters Bar
EN6 3DW

Duncan Perry offer this CHAIN FREE ONE BEDROOM FLAT with Juliette balcony, communal roof terrace and gated parking. Good local shops including Tesco Express and within walking distance from Potters Bar mainline railway station. All viewings strictly by appointment.

Communal Entrance Door operated by video entry phone opens into communal entrance hall with staircase to first floor landing. Personal Entrance door with spyhole opens into:

HALLWAY

Video entry phone receiver, Laminate wood effect flooring. Cupboard housing hot water tank with pressurised water system and rack shelving.

KITCHEN/RECEPTION

Reception area

Wall mounted electric heater. Double width UPVC framed double glazed doors to Juliette balcony. Laminate wood effect flooring.

Kitchen section

Range of white gloss wall and base units and black complimenting working surfaces. Stainless steel sink and drainer with mixer tap. Stainless steel electric hot and stainless steel extractor above. Integrated fridge/freezer. Integrated Hoover washing machine. Tiled splashback. Wooden laminate flooring.

BEDROOM

White UPVC window to front. Electric panel heater.

BATHROOM

White suite comprising bath with wall mounted shower, mixer tap and glass shower screen. Tiled walls and tiled floor. Concealed cistern WC. White heated towel rail. Ceiling hung extractor fan. Wall hung sink with mixer tap. Shaver point.

EXTERIOR

Communal Roof Terrace on the first floor with access down to the ground floor storage area ideal for storing bicycles. Allocated parking space and visitors parking space within a gated area.

Leasehold with 116 years remaining. Ground Rent £200 PA. Service charge £806.92 per annum paid quarterly.

Property Information

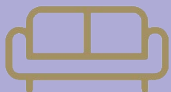
We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance we will attempt to assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have not been tested. These particulars do not constitute a contract or part of a contract.



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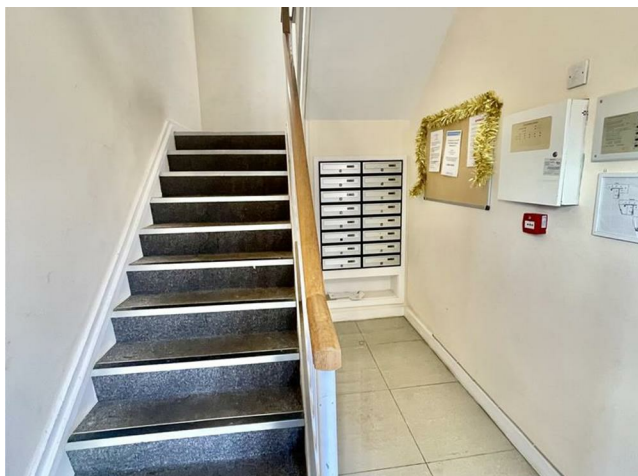


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Orchard Court Mimms Hall Road, Potters Bar, EN6 3DW





First Floor

Orchard Court, Hertfordshire EN6

Total Area: 29.9 m² ... 322 ft²

All measurements are approximate and for display purposes only

Duncan Perry

DIRECTIONS

Please refer to google maps using property postcode

CONTACT

The Estate Office
48A The Broadway
Potters Bar
Herts.
EN6 2JH
E: sales@duncanperry.co.uk
T: 01707655466
<https://www.duncanperry.co.uk>

