



**2 Bed  
Apartment  
located in Potters Bar**

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL

**Hawkshead Road**  
**Potters Bar**  
**EN6 1LF**



Well presented two bedroom ground floor flat. Just under 750 square foot / 70 square meters. Situated in extensive picturesque landscaped grounds and featuring garage en-bloc.

Communal entrance door with entry phone system. Opens into

**LOUNGE / KITCHEN / DINER**

28'2" x 10'7"

Lounge area

Dual aspect with double glazed windows to side and front. Double glazed door opening onto balustrade terrace. TV recess with Ariel point. Wall mounted electric panel heater.

Kitchen area

Range of white high gloss wall and base units featuring cupboards and drawers. Quartz affect worktops within set. Ceramic hob and stainless steel sink with mixer tap. Extractor hood. Bosch Turbo oven. Double glazed window to rear. Tiled splashback. Laminate wood affect flooring. Space for fridge / freezer and washing machine. Built in cupboard with shelving. Space for tumble dryer.

**BEDROOM ONE**

11'6" x 9'6" lengthening to '15'11"

Two double width fitted wardrobes. Electric panelled heater. Double glazed window to front.

**BEDROOM TWO**

15'1" x 7'1" Taken to back of fitted wardrobes bei  
Double glazed window to front.

**BATHROOM**

10'0" x '6'0"" widening to 7'0" x 5'0"

White suite comprising shower bath with mixer tap and glass shower screen. Electric shower. Vanity top wash basin with cupboards below. Concealed cistern WC. Electric heated towel rail. Tiled walls and floor. Frosted high level window to rear.

**EXTERIOR**

Garage en-bloc with up and over door. Extensive communal grounds featuring sweeping lawns, seating areas and ornamental pond.

Tenure - Share of Freehold. Council tax band D - Welwyn and Hatfield Council. Service charge £475 per quarter. Ground rent £15 per year. Lease remaining 969 years remaining.

**Property Misdescriptions Act**

As Agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller as we will not have had sight of the title documents. Before viewing a property, do please check with us as to its availability and also request clarification or information on any points of particular interest to you to save you a wasted journey.

**£370,000**

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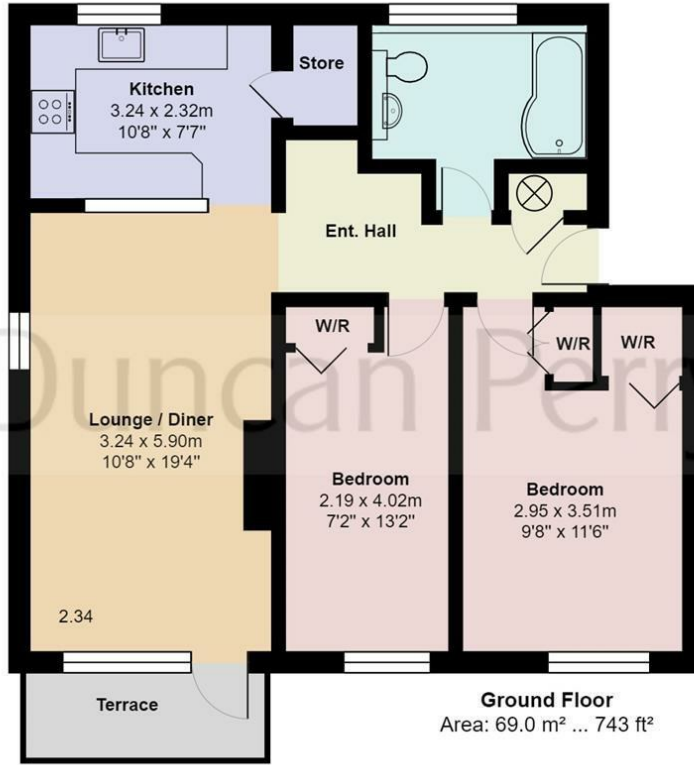






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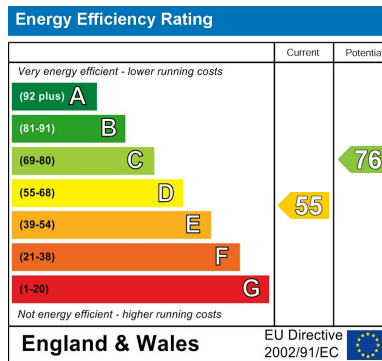


## Gresley Court, Hertfordshire EN6

Total Area: 69.0 m<sup>2</sup> ... 743 ft<sup>2</sup> (excluding terrace)

All measurements are approximate and for display purposes only

# Duncan Perry



### DIRECTIONS

Refer to Google maps using postcode.

### CONTACT

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