



**1 Bed  
Apartment  
located in Darkes Lane**

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL

Potters Court  
Darkes Lane  
Potters Bar  
EN6 2HS



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Offers In The Region Of  
£180,000

Available CHAIN FREE A very well presented ONE BEDROOM RETIREMENT FLAT ideally situated in Darkes Lane having local shops, buses, and mainline railway station to Kings Cross. Offers independent living with the benefit of other shared communal facilities including lounge, gardens , laundry room, and overnight guest suite.

#### COMMUNAL ENTRANCE

Communal entrance with entryphone leading in to communal hallway. Access to communal lounge and kitchen area and access to communal garden. Additionally there is an overnight guest suite, residents laundry room and lift to all floors.

Door with spyhole opens into

#### HALLWAY

Doors to all rooms. Coving to ceiling. Creda electric storage heater. Tunstall safety alarm. Storage cupboard with shelving housing consumer unit, electricity meter and hot water tank.

#### LOUNGE / DINER

Coving to ceiling. Double glazed window with secondary glazing overlooking communal garden. Feature electric fireplace with white wood surround and marble hearth. Two Creda storage heaters. Glazed double doors leading through to

#### KITCHEN

Fitted with a range of cream wall, drawer and base units with complementing working surfaces above. Tiled splashbacks. Electrolux electric oven. Hotpoint electric hob with Electrolux extractor above. Stainless steel sink with singular taps and drainer. Space for undercounter fridge and freezer. Double glazed window. Wall mounted Creda electric heater. Coving to ceiling.

#### BEDROOM

Double glazed window with secondary glazing overlooking communal area. Wall mounted Creda electric storage heater. Coving to ceiling. Fitted wardrobe with glazed bi-folding doors with shelving and hanging rail.

#### BATHROOM

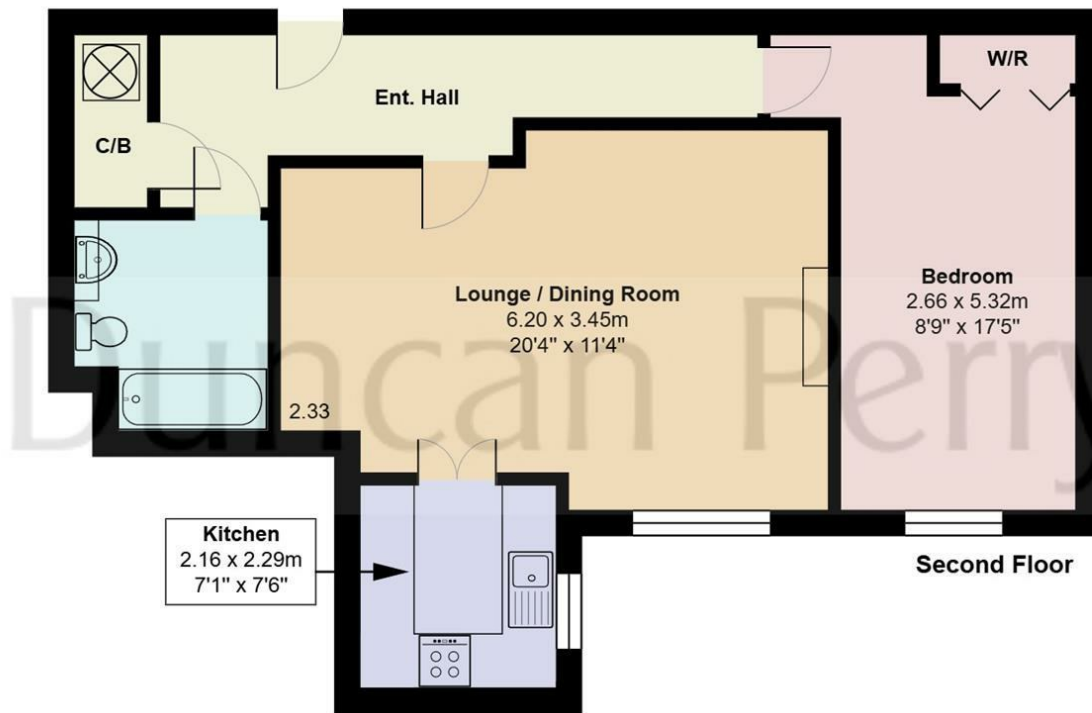
Fitted with a white suite comprising of bath with mixer tap and wall mounted shower. Sink set within vanity unit with storage cupboards below and mixer tap. Top flush W.C. Tiled walls. Tiled flooring. Coving to ceiling. Heated towel. Wall mounted Creda electric heater.

Tenure - Leasehold - 100 years remaining. Service charge £3,231.00 PA. Ground rent £774.00 PA. Council tax band C - 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.





## Potters Court, Hertfordshire EN6

Total Area: 62.2 m<sup>2</sup> ... 670 ft<sup>2</sup>

All measurements are approximate and for display purposes only

# Duncan Perry

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 86                      | 88        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

### DIRECTIONS

Please refer to Google Maps using postcode.

### CONTACT

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