

Southgate Road, Potters Bar, EN6 5DZ
£320,000 Leasehold (*see note over)

This modern one-bedroom ground-floor apartment is conveniently located within easy reach of Potters Bar High Street and a range of local amenities. Originally converted in 2015, the property offers contemporary living throughout, featuring a modern kitchen with an open-plan layout to the spacious lounge, a modern bathroom and a generously sized double bedroom. The apartment also benefits from its own private outside space, ideal for relaxing or entertaining. To the front of the property, there is a secure gated car park with an allocated parking space. An ideal choice for first-time buyers, downsizers or investors, this well-presented apartment offers modern living in a convenient location.

63 DARKES LANE POTTERS BAR HERTS EN6 1BJ

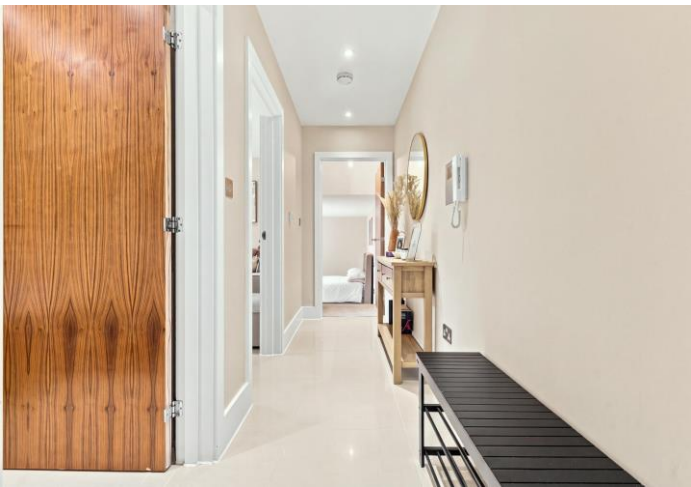
01707 663330

email: pottersbar@hobdays.co.uk

COMMUNAL ENTRANCE



ENTRANCE HALL



LOUNGE



KITCHEN



BEDROOM



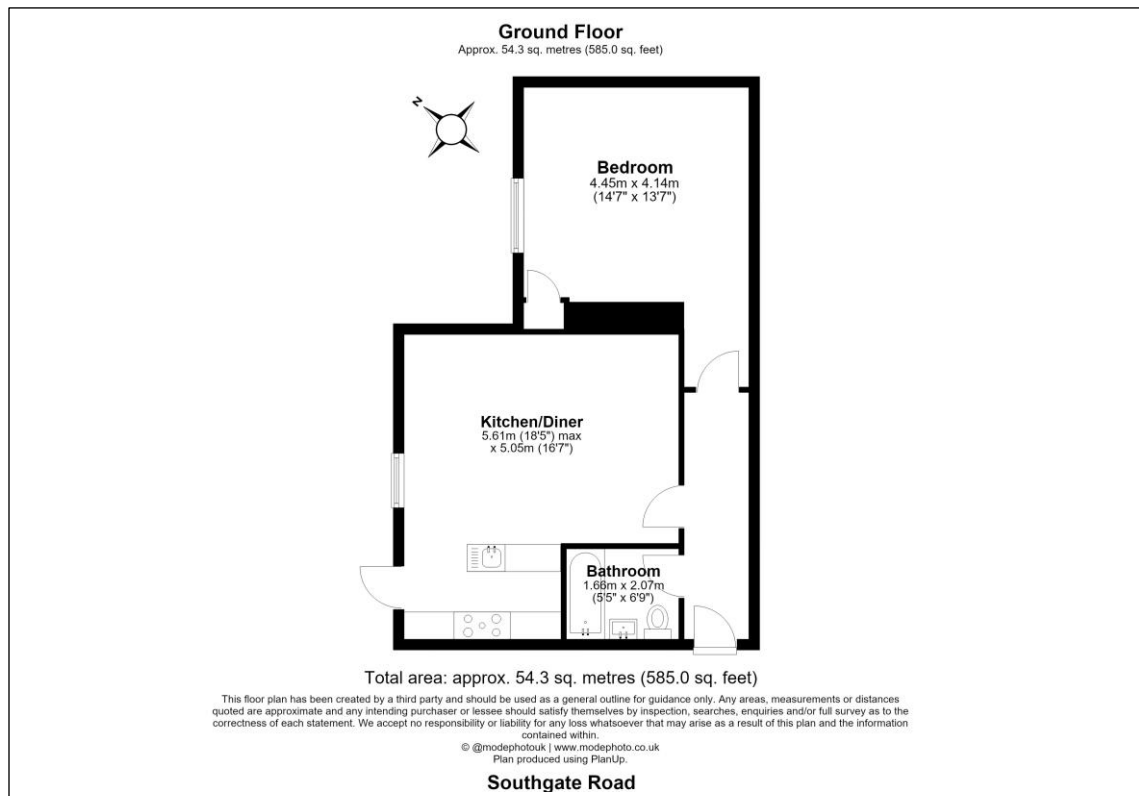
BATHROOM



PRIVATE GARDEN



PARKING



LEASEHOLD PROPERTIES:

Ground Rent: £200

Service Charges: £1214

Buildings Insurance: Inclusive

Lease length: £115

MATERIAL INFORMATION

Council Tax Band: (Hertsmere)

Parking arrangements: Allocated Parking - 1 space

Mains Gas: No

Mains Electric: Yes

Mains Water/drainage: Yes

Heating Type: Central Heating (electric)

Surface Water Flood Risk: Very Low Risk

Rivers & The Seas Flood Risk: Very Low Risk

(source: Gov.uk)

Broadband Availability: (FTTP is available and a new ONT may be ordered), Standard, Superfast, Ultrafast (Source: Ofcom & BT Broadband Availability Checker)

Mobile Availability:

EE: Good outdoor and in-home

O2: Good outdoor and in-home

3: Good outdoor variable in-home

Vodafone: Good outdoor variable in-home

(Source: Ofcom)

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