

23 Gresley Court Hawkshead Road, Potters Bar, EN6 1LF
£360,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL
■ PROPERTY MANAGEMENT ■

TOP FLOOR 2 BED BALCONY FLAT in sought after development of only three blocks all with lifts. Situated on a large park like communal gardens offered CHAIN FREE.



- TWO BEDROOM TOP FLOOR FLAT
- SOUGHT AFTER DEVELOPMENT OF ONLY THREE BLOCKS
- COMMUNAL LIFT
- SITUATED ON LARGE PARK LIKE COMMUNAL GARDENS
- OFFERED CHAIN FREE
- GARAGE EN BLOCK
- TENURE - SHARE OF FREEHOLD - 965 YEARS REMAINING
- COUNCIL TAX BAND D - WELWYN AND HATFIELD COUNCIL
- SERVICE CHARGE - £2,120.00 PA. GROUND RENT - £15.00 PA
- VIEWINGS BY APPOINTMENT ONLY



Double glazed communal entrance door with video entry phone system. Stairs and lift to third floor landing. Front door with spyhole.

ENTRANCE HALL

Built in cupboard housing hot and cold water tanks. Wall mounted video entry phone receiver. Second built in cupboard housing electric warm air heating unit. Third built in cupboard with hanging rail and shelf.

LOUNGE / DINING ROOM

Warm air heating ducts and thermostat control. Dual aspect with double glazed full height window to side. Double glazed full height window and casement door to front. Hatch to kitchen.

BALCONY

Metal balustrade.

KITCHEN

Range of wall and base units featuring cupboards and drawers. Stone effect working surfaces. Splashback tiling. Single drainer stainless steel sink. New World electric ceramic hob with extractor hood above and fan oven below. Washing machine, dish washer, fridge freezer. Door to built in larder with tumble dryer. Hatch to lounge. Warm air heating duct. Double glazed window to rear.

BEDROOM ONE

Double glazed window to front. Warm air heating duct. Built in wardrobe with hanging rail and shelf. Second built in wardrobe with two hanging rails and shelf with electricity fuse box.

BEDROOM TWO

Double glazed window to front. Built in wardrobe with hanging rail and shelf. Warm air heating duct.







BATH / SHOWER ROOM

White suite comprising bath with mixer tap and grab handles. Vanity top wash basin with drawers and cupboards below. Shower base with glass cubicle. Top flush W.C. Tiled walls. Mosaic tiled effect flooring. Chrome heated towel rail. Frosted double glazed window to rear.

EXTERIOR

Generous park like communal grounds. Mature trees, paths, pond and seating areas.

GARAGE EN BLOCK

Up and over door to front.

Tenure - Leasehold - 965 years remaining. Service charge - £2,120 PA. Ground rent - £15 PA.

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.





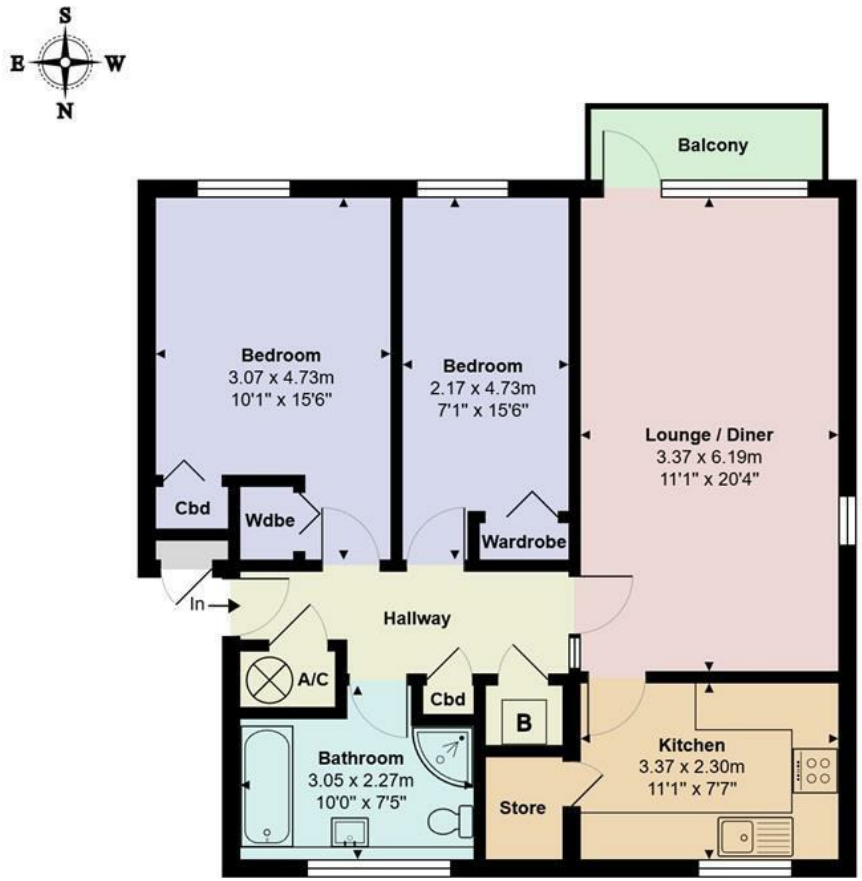












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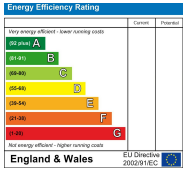
Gresley Court, Little Heath, Potters Bar, EN6 1LF

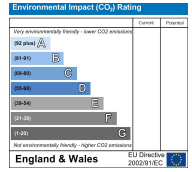
Total Area: 72.9 m² ... 785 ft² (excluding balcony)

All measurements are approximate and for display purposes only


24
23
21




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


Environmental Impact (CO2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
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