



Flat D Vine Court 239 Mutton Lane, Potters Bar, EN6 2AT
£375,000 Leasehold(**see note over*)

This First Floor Two-Bedroom, Two Bathroom/Shower room apartment is just one of four in this small development which was converted as a new build in 2016. Ideally located for Darkes Lane with its array of shops, restaurants and coffee bars. The main line station is also close by, offering a fast-track service to Moorgate and London Kings Cross. The property benefits from having two spacious balconies and a fully equipment kitchen with integrated appliances. There is gas central heating and secure gated parking spaces to the rear. Ideal as a first home or as an investment property.

63 DARKES LANE POTTERS BAR HERTS EN6 1BJ

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Approach

Secure gated access to the car park and to the communal entrance. Staircase to the apartment door.



Entrance Hallway

Entrance door leading to the hallway with Hard wood flooring. Doors leading to bedrooms and bathroom and opening into the open plan living room. Power points and lighting.

Kitchen 13' 10" x 8' 5" (4.21m x 2.56m) approx

Two double glazed windows to the side. Worksurfaces with a range of matching wall, base & drawer units, single bowl inset sink unit with mixer taps and drainer, partially tiled walls, electric ceramic hob with built in double oven/grill below with wall mount cooker hood above, integrated slimline dishwasher, integrated washer/dryer, integrated 70/30 fridge/freezer, concealed wall mounted combination boiler, power points, roof light, hard wood flooring, power points. recessed LED spotlighting.



Open Plan Lounge (overall with the kitchen 23' 3" x 13' 10" (7.08m x 4.21m) approx

Recessed LED spotlighting, telephone point, power points, TV point, satellite point, hard wood flooring, two double radiator, French patio doors leading to a balcony overlooking the front.



Balcony from the Lounge





Bedroom 1 12' 2" x 9' 1" (3.71m x 2.77m) approx
Fitted corner wardrobes, radiator, power points, recessed spotlights. Mirror fronted sliding door giving access to the en-suite shower room. Patio French Doors leading the spacious rear balcony.

En-suite 5' 6" x 3' 3" (1.68m x 0.99m) approx
Tiled shower with Folding shower doors. Vanity hand basin with mono bloc tap, mirror fronted cabinet above, dual flush concealed cistern W.C; and chrome heated towel rail, tiled floor and partially tiled remaining walls.



Balcony from Bedroom



Bedroom 2 12' 5" x 10' 8" (3.78m x 3.25m) approx
Double Glazed window to the rear, radiator, power points, recessed spotlights.



Bathroom 7' 3" x 5' 8" (2.21m x 1.73m) approx
Frosted double glazed window to the rear. Recessed LED spotlighting, low level W.C; vanity unit with water fall tap and wall mounted cabinet above, panel enclosed bath with centre taps and a independent thermostatic shower with waterfall shower and adjustable shower, fitting, glass shower screen, heated chrome towel rail, partially tiled walls, tiled flooring, extractor fan.



Parking

One allocated space and visitors parking to the rear.



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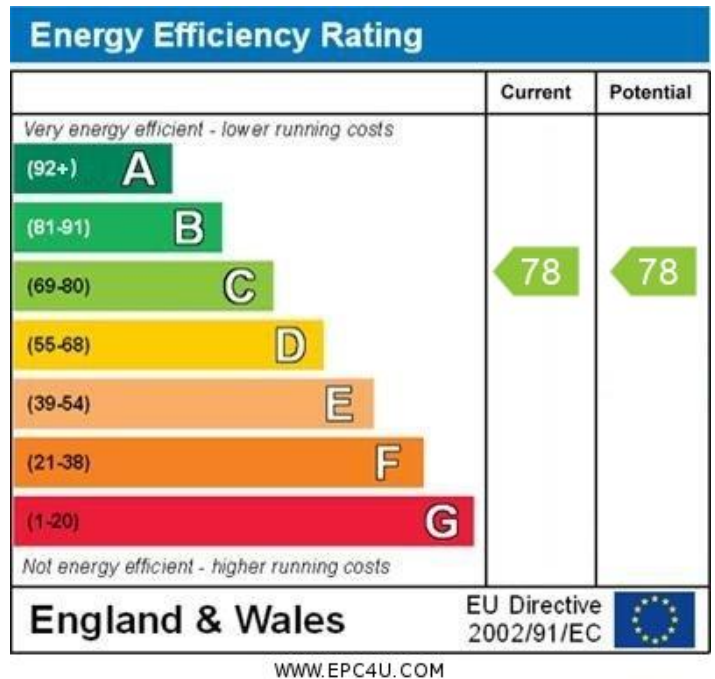
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LEASEHOLD PROPERTIES:

Ground Rent: £250.00 pa
 Service Charges: £1847.50 p.a
 Buildings Insurance: Inclusive
 Lease length: 125 years from 2016
 Lease remaining 117 Years

Council: Hertsmere
 Council Tax Band: D
 EPC C

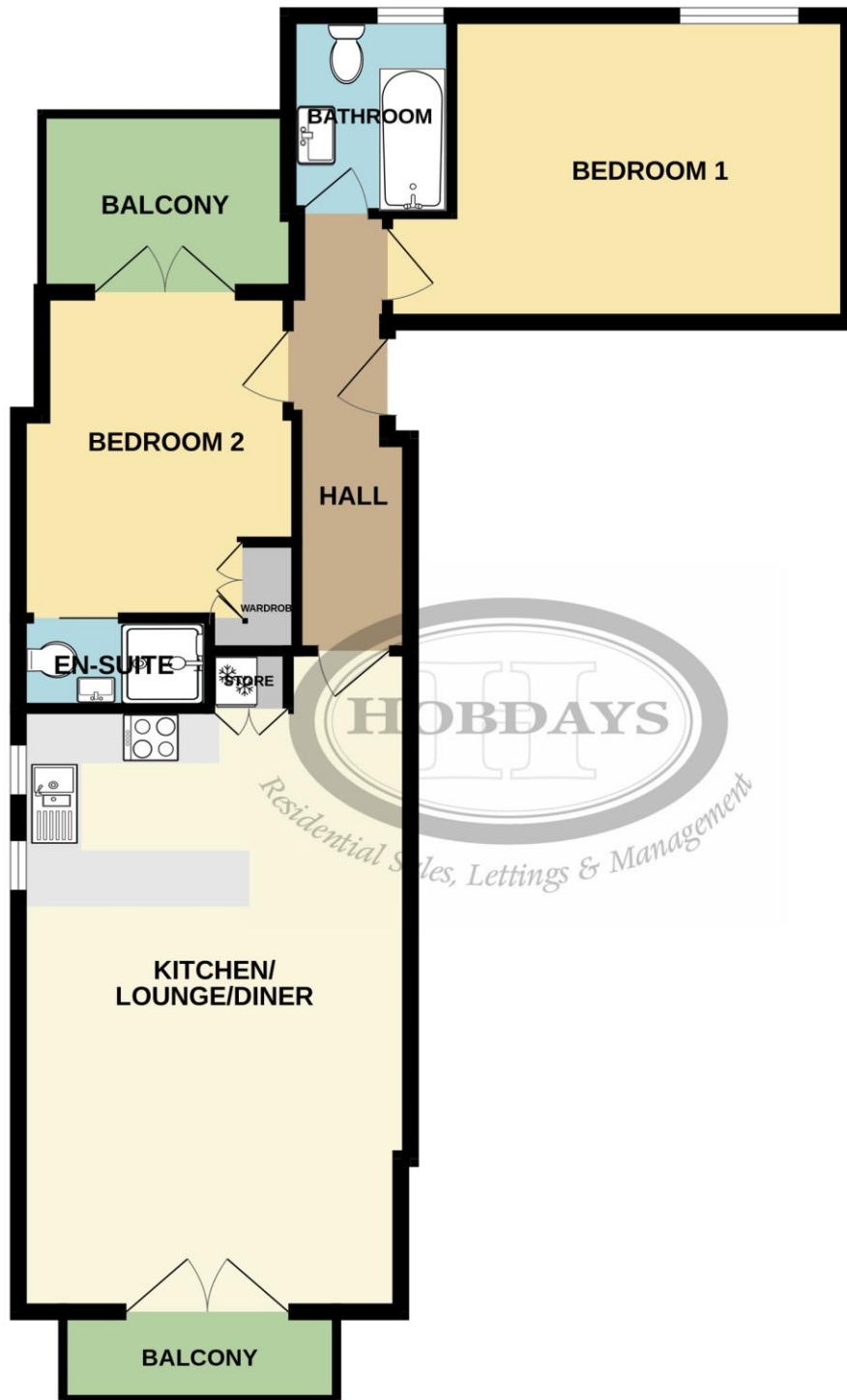
Parking arrangements: secure off-street parking

Mains Gas: Yes
 Mains Electric: Yes
 Mains Water/drainage: Yes
 Heating Type: Gas Central

Surface Water Flood Risk: Very Low
 Rivers & The Seas Flood Risk: Very Low Risk
 (source: Gov.uk)

Broadband Availability: Standard, Superfast and Ultrafast
 (Source: Ofcom & BT Broadband Availability Checker)
 Mobile Availability: EE, Three, 02, AND Vodafone.
 (Source: Ofcom)

FIRST FLOOR
695 sq.ft. (64.6 sq.m.) approx.



TOTAL FLOOR AREA : 695 sq.ft. (64.6 sq.m.) approx.

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