



14 NORMAN COURT, LITTLE HEATH, POTTERS BAR EN6 1HY

Offers In The Region Of £365,000 | Leasehold

ANDREW WARD^{EST 1988}
ESTATE AGENTS



Property Overview

****DIRECT ACCESS TO SOUTH FACING PRIVATE REAR GARDEN** CHAIN FREE** 171 YEAR LEASE****

Backing directly onto National Trust Land, this beautifully presented two double bedroom ground floor maisonette benefits from a low maintenance south facing rear garden and is offered for sale on a chain free basis.

The spacious accommodation includes a lounge, the modern fitted kitchen leads to a breakfast room, there are two good sized bedrooms and a contemporary bathroom.



Property Features

- LOUNGE: 13'8 x 10'6
- KITCHEN: 9'9 x 9'0
- BREAKFAST ROOM: 7'1 x 6'7
- SOUTH FACING REAR GARDEN: 55FT x 17FT
- CHAIN FREE
- BEDROOM 1: 12'3 x 10'2
- BEDROOM 2: 10'9 x 10'6
- BATHROOM
- 171 YEAR LEASE
- QUIET CUL-DE-SAC

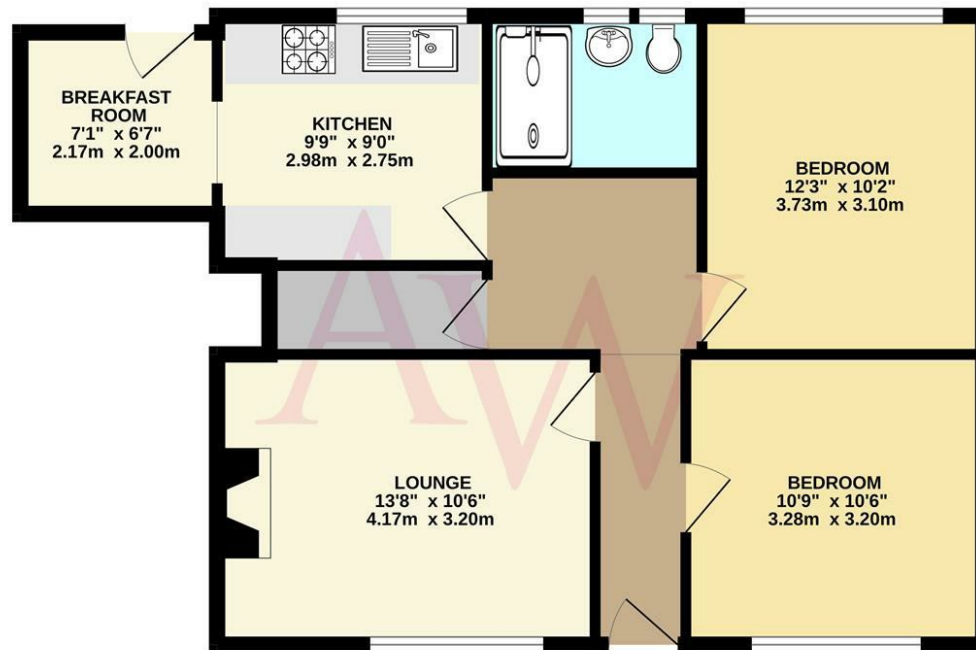
Agents Notes

Features also include an attractive inner hallway, deep understairs storage cupboard and a private entrance door. The rear garden is mainly paved, part raised decking with inset raised bedding plants and shrubs.

We understand that the lease has approximately 171 years remaining.

Ground rent: TBC
Service Charge: TBC

GROUND FLOOR
664 sq.ft. (61.7 sq.m.) approx.



TOTAL FLOOR AREA: 664 sq.ft. (61.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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