



Raymond Court, Potters Bar, EN6 2RJ
£360,000 Share of Freehold (*see note over)

This spacious and bright Share of Freehold two-bedroom ground floor apartment enjoying a garden view is situated in this popular block and located within walking distance of the High Street yet pleasantly situated in its own grounds with pedestrian gates to the front and the rear. The property benefits from large spacious hallway, with storage space, double glazed windows, gas central heating and garage en-bloc.

63 DARKES LANE POTTERS BAR HERTS EN6 1BJ

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Approach

From St Francis Close gated entrance, path leading to the block, communal entrance door on the right side with entry phone system, stairs leading to 1st & 2nd floor landings. Door to property located on the ground floor.



Property Entrance Hall

Very spacious hallway, covered radiator, power points, wood effect laminate flooring, Storage cupboards, door leading to all rooms.



Kitchen 11' 1" x 7' 1" (3.38m x 2.16m) approx

Double glazed windows to the rear. Range of white fitted wall, base and draw units. Black granite effect work surfaces, White ceramic sink unit with mixer tap, ceramic hob with oven under and pull-out extractor above. Plumbed space for a dishwasher and washing machine, space for a tall fridge freezer, tiled splash backs, power points. Wall mounted **Vaillant** combination boiler.



Lounge/Diner 18' 6" x 11' 4" (5.63m x 3.45m) approx

Double glazed windows to the side and floor to ceiling window to the rear overlooking the gardens. Coved ceiling, wood effect laminated flooring. T.V; power points, wall lights.



Bedroom 1 14' 9" x 10' 1" (4.49m x 3.07m) including the wardrobes approx

Double glazed window to the rear, fitted sliding door wardrobes to one wall and corner wardrobe. Matching fitted draw unit with a central dressing table, mirror and headboard. Radiator, power points and coved ceiling.



Bedroom 2 11' 2" x 8' 3" (3.40m x 2.51m) approx

Double glazed window overlooking the garden. Radiator, power points.



Bathroom 7' 8" x 5' 9" (2.34m x 1.75m) approx

Double glazed frosted window to the side. Fully tiled walls and floor, panelled bath with mixer tap including wall mounted shower over and screen. Vanity hand basin with mono bloc tap and storage under. Mirror front cabinet above, low level W.C;



Communal Garden

Well maintained communal gardens mainly laid to lawn with mature trees, shrubs and flower beds. Range of seating areas/benches, secluded drying area. Secure Pedestrian gated access to Southgate Road and gated from St Francis Close.



En- Bloc Garage

Situated at the end of St Francis Close, Garage with up and over door



Gardens and Grounds



Rear of the property



LEASEHOLD PROPERTIES:

Ground Rent: Peppercorn

Service Charges: £1545.18

Buildings Insurance: inclusive

Lease length: 983 remaining 999 from 2009

Material Information

Council Tax Band: D Hertsmere

Parking arrangements: Garage en bloc

Mains Gas: Yes

Mains Electric: Yes

Mains Water/drainage: Yes

Heating Type: Gas central heating

Surface Water Flood Risk: Low Risk

Rivers & The Seas Flood Risk: Very Low Risk

(source: Gov.uk)

Broadband Availability: Standard, Superfast & Ultrafast

(Source: Ofcom & BT Broadband Availability Checker)

Mobile Availability: EE-O2 -Three- Good outdoor and in-home- Vodafone - Good outdoor, variable in-home

(Source: Ofcom)

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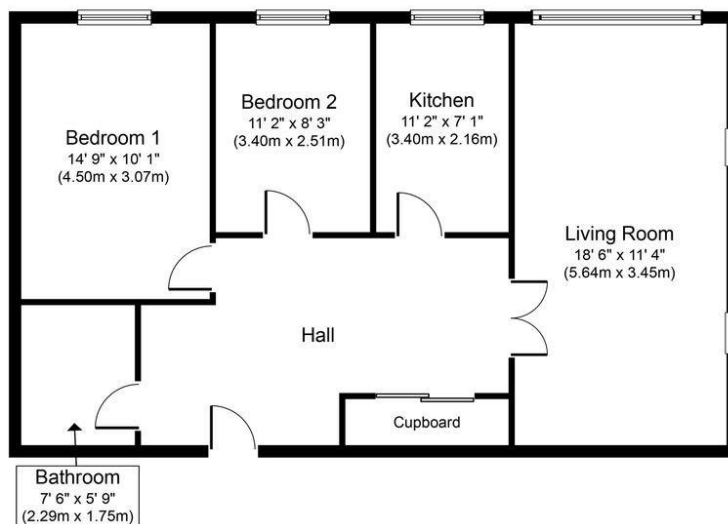
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Approximate Floor Area
853 sq. ft.
(79.2 sq. m.)

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