



**2 Bed
Apartment
located in Potters
Bar**

£315,000



Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Chace Avenue
Potters Bar
EN6 5NP

Wooden front door with central glazed leaded light window.
Opens into entrance hallway.

HALLWAY

Single radiator. Laminate wood flooring. Door through to

LOUNGE / DINER

Continuation of laminate wood flooring. Single radiator. White UPVC double glazed window to side. White UPVC double glazed full length window to side. Wall mounted shelving.

KITCHEN

Comprising wall and base units in white high gloss with black worktops. Stainless steel sink with mixer tap and drainer. Space for fridge / freezer. Integrated dishwasher. Integrated Bosch electric oven with induction hob above, Integrated washing machine. Continuation of laminate wood flooring. Tiled splashbacks. Large larder with shelving, Cupboard housing Valliant combination boiler. White UPVC double glazed window to side.

BEDROOM ONE

Single radiator. White UPVC double glazed window to side. Storage cupboard with shelving.

BEDROOM TWO

Single radiator. Continuation of wood laminate flooring. Wall mounted shelf. White UPVC double glazed window to rear.

FAMILY BATHROOM

Comprising of white suite featuring close couple W.C. Bath with mixer tap and handheld shower attachment. Sink with mixer tap set within vanity unit with cupboards below. Heated towel rail. Wal mounted vanity mirror. White UPVC double glazed obscure glass window to rear.

OUTSIDE

On external landing area there is a storage cupboard.

GARDEN AREA

Lawned area with patio. Further storage cupboard.

Tenure - Leasehold - 172 years remaining. Service charge £485.60 per annum.

Property Misdescriptions Act

As Agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller as we will not have had sight of the title documents. Before viewing a property, do please check with us as to its availability and also request clarification or information on any points of particular interest to you to save you a wasted journey.



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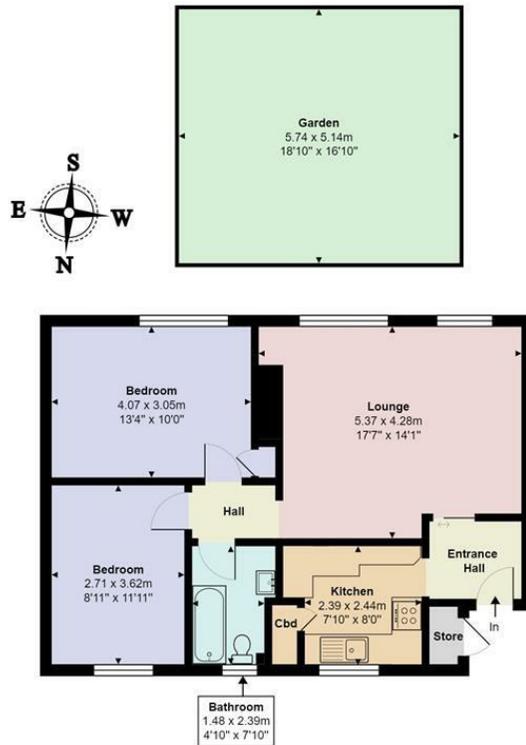
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124 Chace Avenue, Potters Bar, EN6 5NP





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Total Area: 63.8 m² ... 687 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	79
(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	

DIRECTIONS

Please refer to Google Maps using postcode.

CONTACT

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