

10 Hertford Mews, Billy Lows Lane, Potters Bar, EN6 1XW
Guide Price £85,000 Leasehold (*see note over)

This two bedroom ground floor retirement apartment is conveniently located within reach to Potters Bar High Street including local shops, GP surgeries, Potters Bar Library plus Oakmere Park and Parkfield Open space are close by. The property is in need of modernisation throughout but does have the advantage of direct access to the communal gardens from the Lounge. Offered on a chain free basis. Viewing is highly recommended.

63 DARKES LANE POTTERS BAR HERTS EN6 1BJ

01707 663330

email: pottersbar@hobdays.co.uk

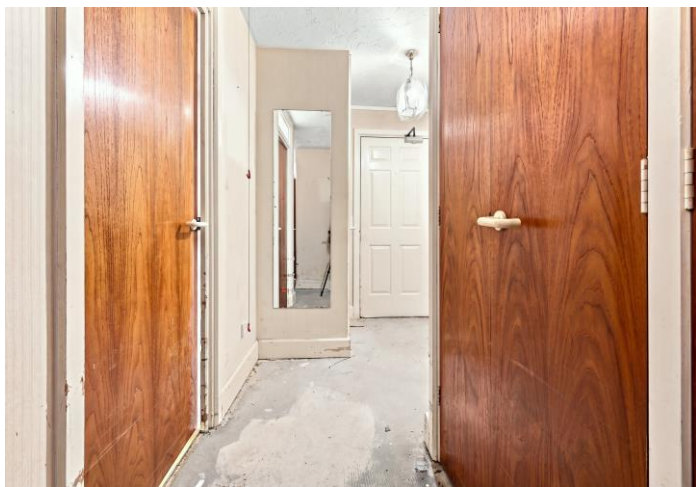
MAIN ENTRANCE



LOUNGE



HALLWAY



KITCHEN



BEDROOM 1



BEDROOM 2



RESIDENTS KITCHENETTE



WET ROOM



COMMUNAL GARDENS



**COMMUNAL AREAS:
COMMUNAL LOUNGE**



LAUNDRY ROOM



LEASEHOLD PROPERTIES:

Ground Rent: £1
Service Charges: £3889.00
Buildings Insurance: Inclusive
Lease length: 87

MATERIAL INFORMATION

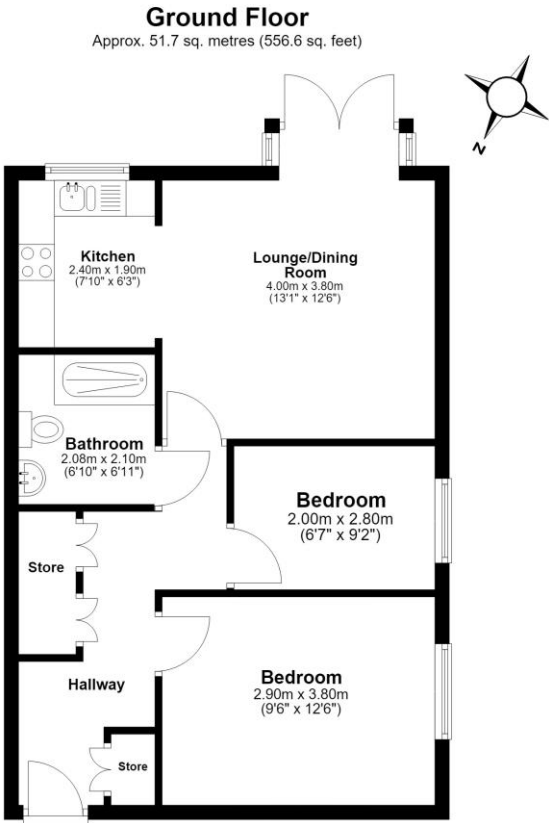
Council Tax Band: D (Hertsmere)
Parking arrangements: Residents & Visitor Parking
Mains Gas: No
Mains Electric: Yes
Mains Water/drainage: Yes
Heating Type:
Surface Water Flood Risk: Very Low Risk
Rivers & The Seas Flood Risk: Very Low Risk
(source: Gov.uk)

Broadband Availability: (FTTP is unavailable),Standard
(Source: Ofcom & BT Broadband Availability Checker)

Mobile Availability:

EE: Good outdoor and in-home
O2: Good outdoor and in-home
3: Good outdoor variable in-home
Vodafone: Good outdoor and in-home
(Source: Ofcom)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 51.7 sq. metres (556.6 sq. feet)

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Hertford Mews

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Viewing strictly by appointment via Hobdays

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