



**Studio flat
located in Mutton Lane**

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

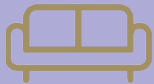
Manor Court
Mutton Lane
Potters Bar
EN6 2AA



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£175,000

Situated in Potters Bar centre minutes walk from Main Line Railway Station and Local Shops, this First Floor Studio Flat features communal rear garden. Potential income of £18,000 PA with over 10% Yield.

Access to the flat is via a communal stairway.

Panelled wooden entrance door leads to:

STUDIO ROOM

13'3" x 13'1"

UPV Double glazed window to front aspect. Night storage heater. Range of cupboards which provide hanging and storage space with storage cupboards above. Part glazed door leads to:

LOBBY AREA

Night storage heater and built in under stairs storage cupboard housing electric meter and fridge.

KITCHEN

9'10" x 5'5"

Range of white high gloss wall and base units with wood effect work surfaces over, having inset stainless steel single drainer, sink unit and mixer tap. Built in electric over and 4 ring hob with stainless steel extractor hood above. Washing machine, splash back tiling. Built in airing cupboard housing hot water cylinder with fitted immersion and rack shelving. UPVC double glazed window to rear.

SHOWER ROOM

Tiled corner shower cubicle with Aqualisa Shower over. Vanity work top with inset wash hand basin and mixer tap with cupboard enclosure under. Concealed cistern w.c. UPVC double glazed obscure glass window to rear.

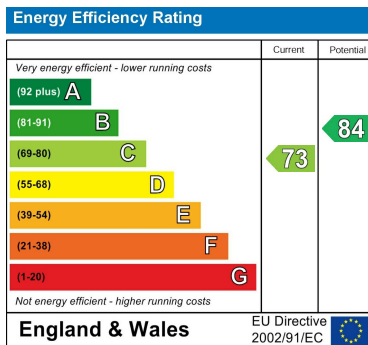
Council Tax Band B - Hertsmere Council

Tenure - Leasehold - 122 years remaining. Service charge - £1,529.40 per annum.

Property Information

We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance we will attempt to assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have not been tested. These Particulars do not constitute a contract or part of a contract.





DIRECTIONS

Please refer to Google Maps using postcode.

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