

**Parkside High Street, Potters Bar, EN6 5AU**

**£230,000**  
**Leasehold**



Vanessa McCallum Estates Ltd  
51 Bradmore Green, Brookmans Park,  
Hertfordshire, AL9 7QS  
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Email: [sales@vanessamccallumestates.co.uk](mailto:sales@vanessamccallumestates.co.uk)  
[www.vanessamccallumestates.co.uk](http://www.vanessamccallumestates.co.uk)



**\*\* CHAIN FREE\*\***

**We are delighted to offer for sale this 1 bedroom second floor flat which is well presented. This is conveniently located for the High Street with a variety of shops and restaurants. This property is in a lovely block with only 3 properties within the communal area. This property comes with a parking space, large boarded private loft area and has views to front and back. An internal viewing is highly recommended.**

- 1 BEDROOM SECOND FLOOR FLAT
- CHAIN FREE
- WELL PRESENTED
- VIEWS TO THE FRONT AND BACK
- 1 ALLOCATED PARKING SPACE
- CLOSE TO AMENATIES

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## **FEATURES**

## **DESCRIPTION**

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## **ACCOMMODATION**

ENTRANCE HALLWAY  
LOUNGE  
KITCHEN

BEDROOM  
BATHROOM

COMMUNAL GARDENS  
1 ALLOCATED PARKING SPACE

## **LOCATION**

Parkside is off the High Street, opposite Oakmere Park, conveniently situated for local shops, restaurants, schools and local parks. The M25 and mainline railway station (Kings Cross and Moorgate) are only a short drive away.

## **LOCAL AUTHORITY**

Hertsmere Council.

## **SERVICES**

Gas Central Heating and Mains Drainage.  
Council Tax Band B

£125 Ground Rent per annum. (paid 6 monthly) (not verified)  
£660 Service Charges per annum.(paid 6 monthly) (not verified)  
122 Years left on Lease (not verified)

"There may be additional fees that could be incurred for items such as leasehold packs"

## **VIEWING**

STRICTLY BY APPOINTMENT VIA VANESSA MCCALLUM ESTATES

## **IMPORTANT INFORMATION CONCERNING THESE PARTICULARS**

None of the statements contained in these particulars are to be relied on as statements of fact. Any areas, measurements or distances are approximate and are only a guide. We have not tested any equipment, appliances or services to the property. Applicants must satisfy themselves by inspection or otherwise. These particulars do not form part of any contract. Please note that this property is owned by a relative of one of the employees at Vanessa McCallum Estates.

## **ANTI MONEY LAUNDERING**

Due to Money Laundering Regulations, all purchasers and vendors are now legally obliged to provide formal identification from any person(s) wishing to purchase/sell a property through Vanessa McCallum Estates Ltd. Facial recognition will be offered at a charge of £25 plus vat per person.

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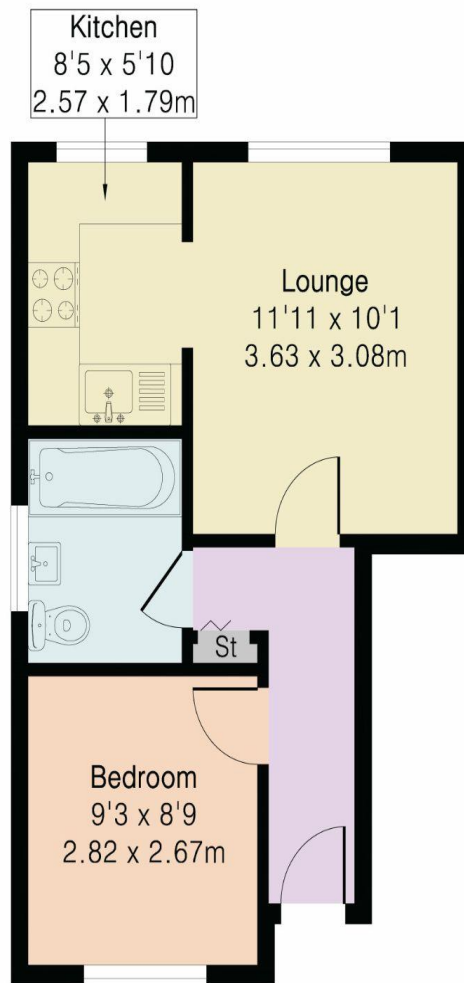
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Approximate Gross Internal Area 360 sq ft - 33 sq m



Second Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

