



**2 Bed
Apartment
located in Potters
Bar**

£309,680



Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Bornedene
Potters Bar
EN6 3EL

This well presented two bedroom first floor apartment situated in a private cul-de-sac is conveniently located with easy access to mainline station and local amenities. The property consists of two double bedrooms, en-suite to main bedroom, large living space with designated parking. Large loft space for storage. Garage en-block. Viewing strictly by appointments only.

Picket fence with pathway and lawn to either side leading to

COMMUNAL ENTRANCE

Wooden door into communal hallway. Straight flight of stairs leading to first floor. Cupboard housing electricity meter. Wooden front door leading into

HALLWAY

Electric storage heater. Ceiling mounted smoke alarm. Wall mounted entry phone. Wall mounted consumer unit. Storage cupboard with shelving unit and houses stop cock. Access to loft with pull down ladder and part-boarded. Airing cupboard housing water tank.

LOUNGE / DINER

Wall mounted electric heater. Dado rail. White wooden double glazed bay window to front. Archway through to

KITCHEN

Comprising wall, drawer and base units in white with complementary worktops above. Tiled splashbacks. Space for cooker with extractor hood above. Space for fridge / freezer. Space for washing machine. Stainless steel sink with drainer and mixer tap. vinyl flooring. White wooden double glazed window to front.

BEDROOM ONE

White wooden double glazed window to rear. Fitted wardrobe with hanging rail and shelving.

ENSUITE SHOWER ROOM

Comprising white suite with shower cubicle and overhead shower attachment with mixer tap. Shower screen. Tiled

walls. Tiled floor. Pedestal sink with mixer tap. Close coupled W.C. with top flush. Wall mounted medicine cupboard. White wooden obscure glass window to rear.

BEDROOM TWO

Fitted wardrobe with hanging rail and shelving. Electric heater. White wooden double glazed window to front.

BATHROOM

Featuring light suite with close coupled W.C. Pedestal sink with mixer tap. Bath with shower attachment. Grab handles. Tiled walls. Wooden flooring. Wall mounted medicine cupboard. Ceiling mounted extractor. White wooden obscure glass double glazed window front.

GARAGE EN-BLOCK

Up and over door. Wired up for electricity. Private parking in front of garage.

COMMUNAL GARDENS

Lawned communal gardens to rear.

Tenure - Leasehold - 91 years. Service charge - Circa. £2,501 PA. Council tax band D - Hertsmere council.

Property Information

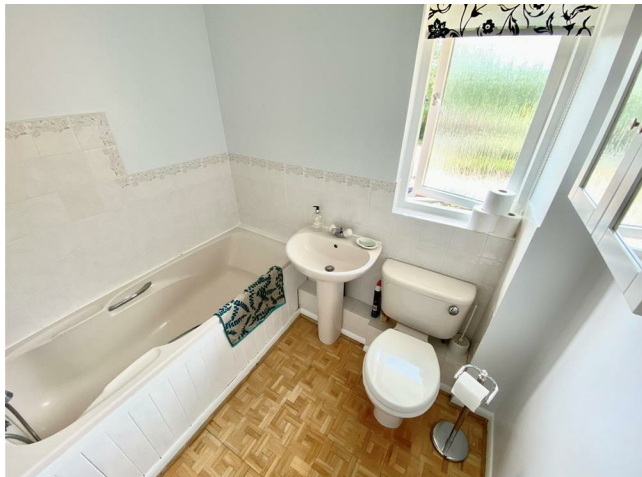
We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance we will attempt to assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have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

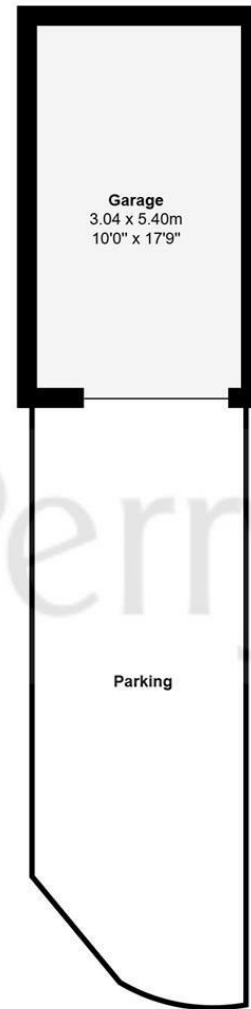
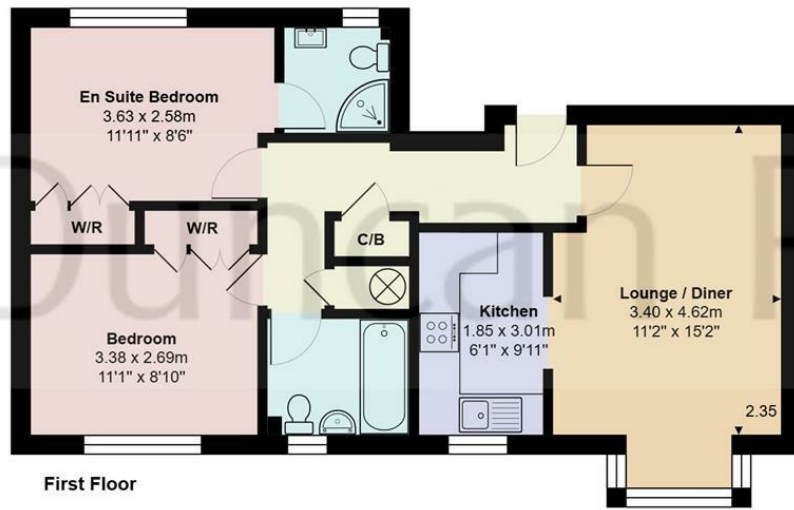






11 Boredene, Potters Bar, EN6 3EL





Not shown in actual location

Bornedene, Hertfordshire EN6

Total Area: 76.5 m² ... 824 ft²

All measurements are approximate and for display purposes only

Duncan Perry

DIRECTIONS

Please refer to Google Maps using postcode.

CONTACT

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	74
(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	

