

108 Barnet Road, Potters Bar, EN6 2RL
£230,000 Leasehold (*see note over)

A spacious one bedroom ground floor maisonette situated in a slip road set back from the Barnet Road within reach of Potters Bar High Street, transport, local shops and amenities. The property benefits from double glazing gas central heating & own front garden.

63 DARKES LANE POTTERS BAR HERTS EN6 1BJ

01707 663330

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ENTRANCE

Double glazed Front door to entrance lobby, wood effect laminate floor, radiator, arch into reception room, bedroom and bathroom.

LOUNGE 15' 7" x 13' 0" (4.75m x 3.96m) approx

Double glazed windows to the front.,radiator, wood effect laminate floor, ceiling light, two wall lights, T.V. point, internet inlet, power points, opening into the kitchen.



KITCHEN 12' 10" x 5' 1" (3.91m x 1.55m) approx

Double glazed window to rear, worktops with a range of matching wall and base units, single stainless steel sink unit with mixer tap, 4 ring gas hob, with cooker hood above and built in oven/grill below, part tiled walls and splash backs, wall mounted gas combination boiler, built in storage cupboard, coved ceiling, radiator, wood effect flooring, space and plumbing for washing machine, space for fridge/freezer, ceiling light, power points.



LOBBY

Large storage cupboard housing electric meter, laminate floor, door to bedroom & bathroom.

BEDROOM 12' 8" x 9' 3" (3.86m x 2.82m) approx

Double glazed window to rear, radiator, built in wardrobes with storage above, laminate floor, ceiling light, power points.



BATHROOM

Obscured double glazed window to rear, white suite comprising; panel enclosed bath with shower over and glass shower screen, Low level W.C with concealed cistern, wash hand basin with mixer tap, radiator, mirror fronted wall mounted cabinet, fully tiled walls, tiled floor.



FRONT

Small shingled front garden with fenced boundary.

PARKING

Residents and visitor parking bay to the front for use in conjunction with permits. Available from Hertsmere.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

LEASEHOLD PROPERTIES:

Ground Rent: £250

Service Charges: £525 inc Ground rent

Buildings Insurance: £254

Lease length: 80 years remaining (possibility to add an additional 90 years at additional costs)

MATERIAL INFORMATION

Council Tax Band: B (Hertsmere)

Parking arrangements: Permit parking

Mains Gas: Yes

Mains Electric: Yes

Mains Water/drainage: Yes

Heating Type: Gas central heating

Surface Water Flood Risk: Very Low Risk

Rivers & The Seas Flood Risk: Very Low Risk

(source: Gov.uk)

Broadband Availability: (FTTP is unavailable), Standard, Superfast, Ultrafast

(Source: Ofcom & BT Broadband Availability Checker)

Mobile Availability:

EE: Good outdoor and in-home

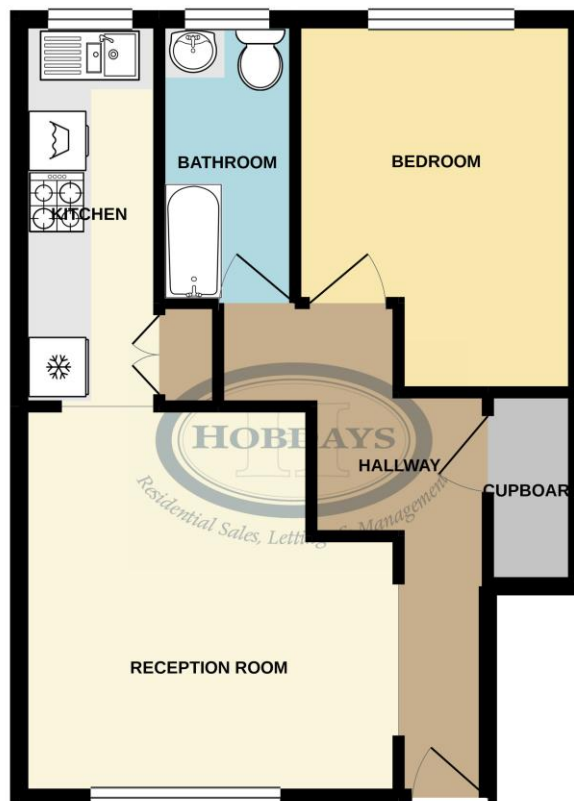
O2: Good outdoor variable in-home

3: Good outdoor

Vodafone: Good outdoor variable in-home

(Source: Ofcom)

GROUND FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 435 sq.ft. (40.4 sq.m.) approx.

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