

Rosary Court, Potters Bar, EN6



**Price: £355,000**  
**Leasehold**

Vanessa McCallum Estates Ltd  
Maple House, High Street, Potters Bar,  
Hertfordshire., EN6 5BS  
Tel: 01707 320432  
Email: [sales@vanessamccallumestates.co.uk](mailto:sales@vanessamccallumestates.co.uk)  
[www.vanessamccallumestates.co.uk](http://www.vanessamccallumestates.co.uk)



We are delighted to offer for sale this 2 double bedroom and well presented first floor maisonette in this quiet cul-de-sac location close to all the amenities of Potters Bar. Benefits include a private balcony, garage and shared use of garden.

- 2 DOUBLE BEDROOM MAISONETTE
- GOOD SIZE LOUNGE/DINER
- PRIVATE BALCONY AND SHARED USE OF GARDEN
- QUIET CUL-SE-SAC LOCATION
- CLOSE TO POTTERS BAR AMENITIES
- WALKING DISTANCE TO POTTERS BAR TRAIN STATION

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### FEATURES

#### DESCRIPTION

We are delighted to offer for sale this 2 double bedroom and well presented first floor maisonette in this quiet cul-de-sac location close to all the amenities of Potters Bar. Benefits include a private balcony, garage and shared use of garden.

#### ACCOMMODATION

Entrance Hallway  
Lounge/Diner  
Kitchen  
2 Bedrooms  
Storage  
Private Balcony  
Garage  
Shared use of Garden

#### LOCATION

Rosary Court is a turning off of Church Road which is a continuation of Darkes Lane. The mainline railway station (Kings Cross/Moorgate), Sainsbury's and shops are only a short walk away. Mount Grace School and Little Heath Primary School are only a short distance away. The M25 and A1(M) are only a short drive away.

#### LOCAL AUTHORITY

Hertsmere Council.

#### SERVICES

Gas Central Heating and Mains Drainage.  
Council Tax Band C.  
92 years left on Lease.  
Ground Rent is £100 every 6 months. There is no Service Charge.  
Please note there may be additional charges for Leasehold Information Packs.

#### VIEWING

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.

#### 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. You need to provide us with the following documents:

- \* One form of photographic identification (i.e. Passport, Photocard Driving License, National Identity Card)
- \* A recent document identifying your postal address (eg. Utility Bill, Bank Statement, Mortgage Statement, Council Tax Bill).

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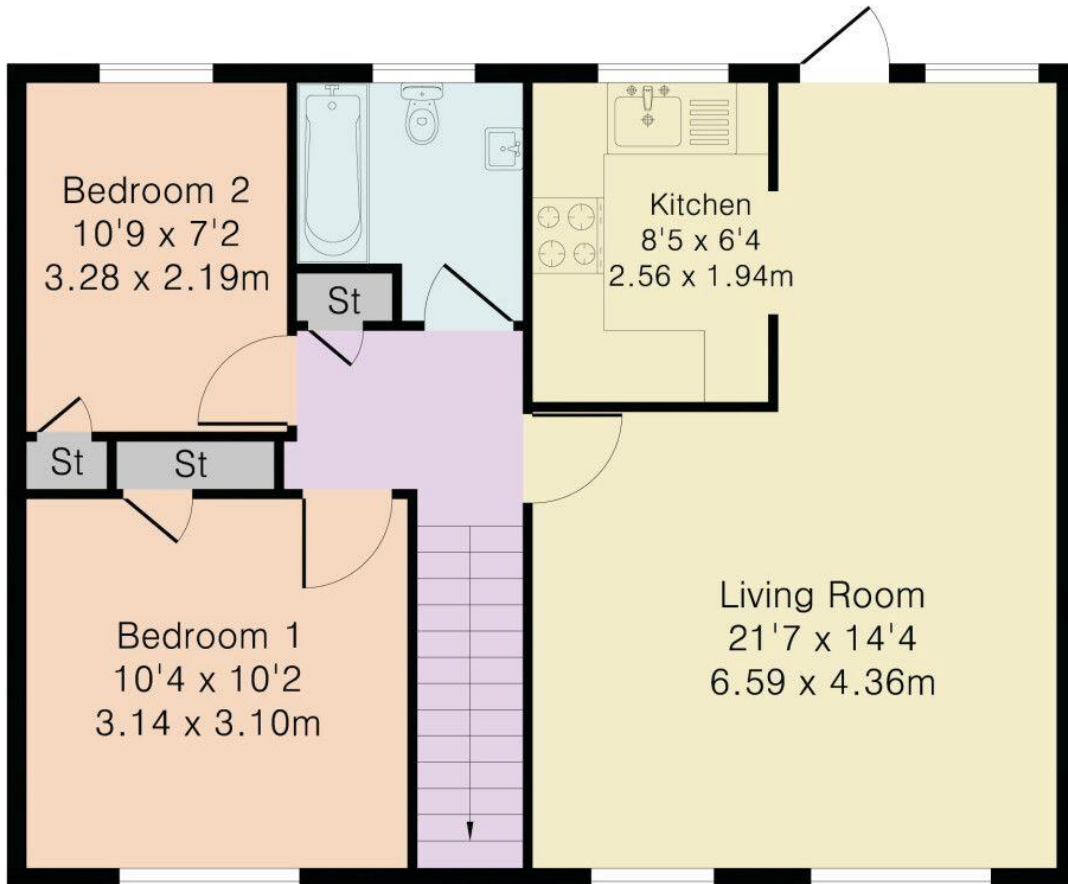
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Approximate Gross Internal Area 613 sq ft – 57 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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.

