

Flat 25 Hertford Mews, Billy Lows Lane, Potters Bar, EN6



Price: £199,999
Leasehold

Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
www.vanessamccallumestates.co.uk



A spacious 2 bedroom first floor apartment situated in this retirement block. Benefiting from lovely communal grounds, parking, lift, laundry room and a communal room which has many social activities. The property is offered for sale on a chain free basis and has plenty of storage.

- COMMUNAL LOUNGE AREA
- SHOWER ROOM
- RESIDENTS & VISITOR PARKING
- COMMUNAL GARDENS
- AVAILABLE NOW
- WARDEN ASSISTED
- OVERNIGHT GUEST SUITE
- COMMUNAL LAUNDRY ROOM

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FEATURES

DESCRIPTION

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ACCOMMODATION

LIVING/DINING ROOM
KITCHEN
2 BEDROOMS
SHOWER ROOM
HALLWAY WITH STORAGE
OVERNIGHT GUEST SUITE
COMMUNAL LAUNDRY
SHARE OF COMMUNAL LIVING AREAS
RESIDENTS & VISITOR PARKING

LOCATION

Billy Lows Lane is a desirable road within Potters Bar, off Hatfield Road and Darkes Lane. Potters Bar main shopping centre in Darkes Lane, Main Line Railway station (Kings Cross/Moorgate) and Sainsbury's are all a short walk away. The A1M and M25 are only a short drive away.

LOCAL AUTHORITY

Hertsmere Council.

SERVICES

Electric Storage Heaters (Lounge & Hall) Fixed Electric Heaters in each room Mains Drainage.

£2,598.34 Service Charges per annum

91 Years left on Lease. Council Tax Band D

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.

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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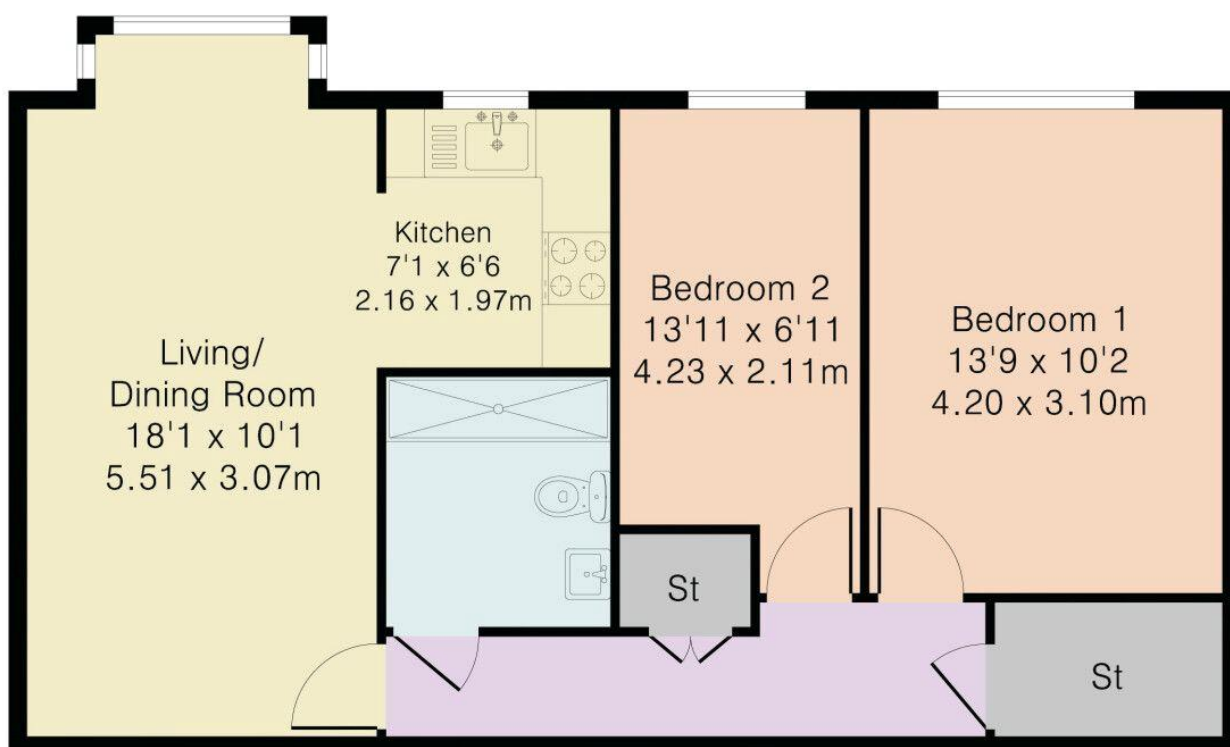
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Approximate Gross Internal Area 635 sq ft – 59 sq m



First Floor



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.

