

Flat D, Rydal Mount SanTERS Lane, Potters Bar, EN6 2SP



Price: £699,950
Share of Freehold

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



This beautifully presented 3 double bedroom 2 bathroom converted ground floor apartment is extremely spacious in design and benefits from 1677 sq ft of accommodation. Previously a Victorian manor house, with large rooms and a modern luxury kitchen with integrated Neff appliances. Situated in an ideal location with well kept grounds, parking for 2 vehicles and tennis court. An internal viewing is essential.

- 3 DOUBLE BEDROOM
- 2 BATHROOMS
- GROUND FLOOR CONVERSION
- LARGE INNER HALLWAY
- SUPERB LOUNGE
- LUXURY KITCHEN
- LOVELY FEATURES
- USE OF COMMUNAL GROUNDS AND TENNIS COURTS
- 2 X ALLOCATED PARKING SPACES
- VIDEO ENTRY PHONE SYSTEM

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FEATURES

DESCRIPTION

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ACCOMMODATION

LARGE ENTRANCE HALLWAY
LOUNGE
KITCHEN
3 DOUBLE BEDROOMS
2 BATHROOMS
USE OF COMMUNAL GROUNDS AND TENNIS COURTS
2 X ALLOCATED PARKING SPACES

LOCATION

Rydal Mount is just off SanTERS Lane which is off Baker Street. Dame Alice Owen's School is only a short distance away. The shops and mainline railway station into Kings Cross and Moorgate are a short walk away. The M25/A1(M) are only a short drive away.

LOCAL AUTHORITY

Hertsmere

SERVICES

Gas Central Heating & Mains Drainage
Council Tax Band G

Service Charge £125.00 pcm (not verified)
Garden Maintenance £125.00 pcm (not verified)
Lease - 98 years (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.

ANTI MONEY LAUNDERING

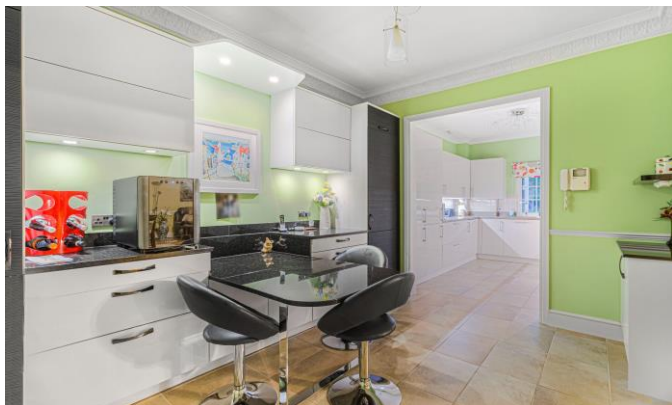
Due to Money Laundering Regulations, all purchasers and vendors are now legally obliged to provide formal identification from any person(s) wishing to purchase/sell a property through Vanessa McCallum Estates Ltd. You need to provide us with the following documents: * One form of photographic identification (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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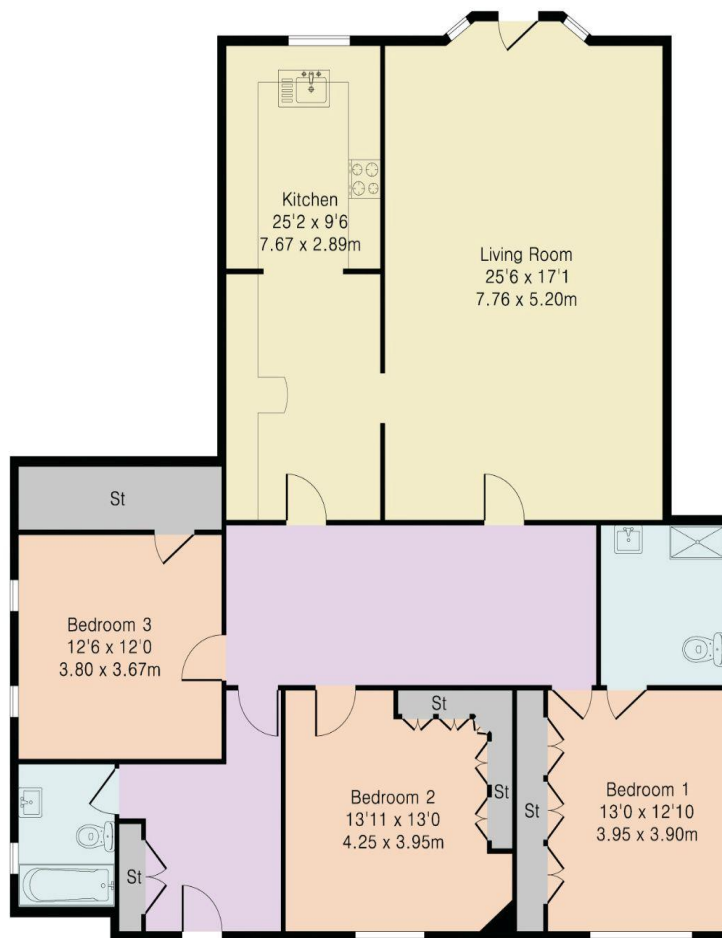
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Approximate Gross Internal Area 1677 sq ft – 156 sq m



Ground 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.

