

Ponsbourne Manor, 73 Newgate Street Village, SG13 8QR



Price: £2,200.00 p.c.m.

Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
Tel: 01707 320432
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A superb 3 double bedroom first floor apartment situated within this highly prestigious former Manor House in this picturesque semi-rural location. This property has been refurbished to a high standard by the current owners yet retains many original features and benefits from high ceilings throughout. This property has views over the well maintained gardens of which there are approximately 3 acres, and benefits from 3 parking spaces and a garage en-bloc. An internal viewing is essential.

- 3 DOUBLE BEDROOM 1ST FLOOR APARTMENT
- PRESTIGIOUS FORMER MANOR HOUSE
- SECLUDED DRIVEWAY APPROACH
- HIGH SPECIFICATION
- ORIGINAL FEATURES/HIGH CEILINGS
- VIEWS OVER BEAUTIFUL COMMUNAL GARDENS
- 3 ALLOCATED PARKING SPACES
- GARAGE EN-BLOC

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DESCRIPTION

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ACCOMMODATION

STUNNING MANOR HOUSE ENTRANCE AND STAIRWELL
PRIVATE DOOR LEADING TO ENTRANCE HALLWAY TO APARTMENT
3 BEDROOMS
2 BATHROOMS
KITCHEN
LIVING ROOM
FAMILY BATHROOM
3 PARKING SPACES
GARAGE EN-BLOC
USE OF APPROX 3 ACRES OF BEAUTIFUL COMMUNAL GROUNDS

LOCATION

Tucked away off the main Newgate Street village is Ponsbourne Park. This is ideally located for superb views and yet is only a short drive from Cuffley, Brookmans Park, Northaw, Potters Bar and Cheshunt.

SERVICES

Mains Drainage and LPG Gas. Council Tax Band F. Permitted payments are the monthly rent plus 5 weeks rent as a deposit. Vanessa McCallum Estates is a member of the property Ombudsman We outsource our rentals to W Property Solutions Ltd whose client money protection scheme is with NALS and is a SAFE agent.

LOCAL AUTHORITY

Welwyn Hatfield Council.

VIEWING

STRICTLY BY APPOINTMENT VIA VANESSA MCCALLUM ESTATES

IMPORTANT NOTICE 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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Approximate Gross Internal Area
1311 sq ft - 121.7 sq m

