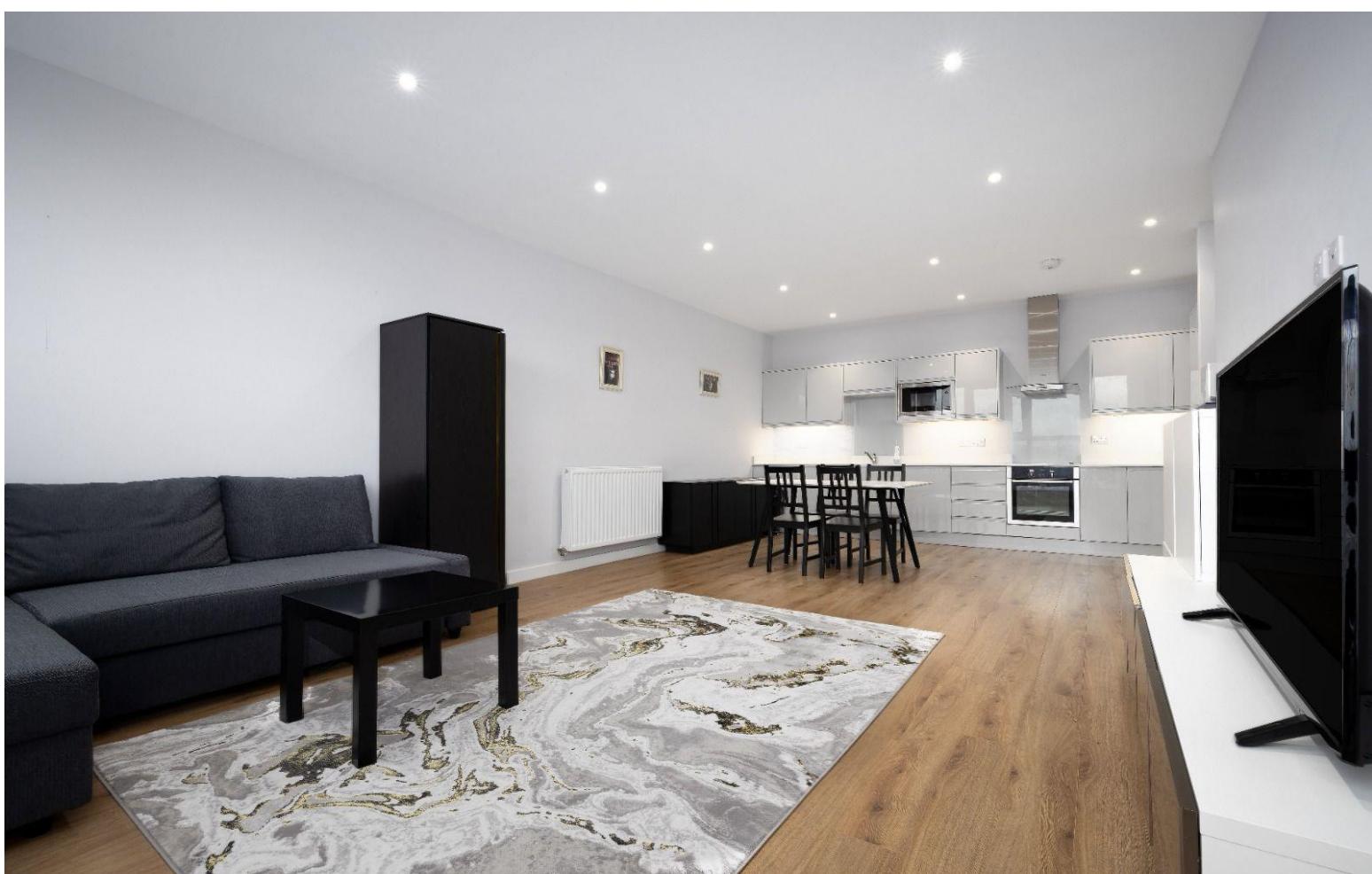


Price: £1,750.00 p.c.m.

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



****AVAILABLE 20TH NOVEMBER ****

A fantastic size bright and spacious 2 double bedroom apartment conveniently located in Potters Bar town centre. Close to the mainline railway station, shops, restaurants and cafes. The property is set on the 2nd floor with views over Darkes lane, open planned lounge, dining room and kitchen. Lift and secure allocated parking.

- 2 DOUBLE BEDROOM APARTMENT
- BRIGHT AND SPACIOUS
- OPENPLAN LOUNGE, DINING ROOM AND KITCHEN
- CONVENTLEY LOCATED IN POTTERS BAR TOWN
- CLOSE TO THE MAINLINE RAILWAY STATION, SHOPS, RESTURANTS AND CAFES
- LIFT AND SECURE ALLOCATED PARKING

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY

OPEN PLAN LOUNGE, DINING ROOM AND KITCHEN

2 DOUBLE BEDROOMS

BATHROOM

SECURE LIFT

ALLOCATED PARKING

LOCATION

Albany Gate is situated next to Potters Bar railway station on Darkes Lane which is in the heart of Potters Bar. There is a variety of restaurants and local shops and a fast and frequent service into London (Kings cross/Moorgate) on your doorstep. M25 and A1 (is a short drive away)

SERVICES

Electric Heating, Mains Drainage

Council Tax Band E

Permitted payments are the monthly rent plus 5 weeks deposit and 2 weeks holding deposit required. 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

Hertsmere Council

VIEWING

STRICTLY BY APPOINTMENT THROUGH 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 tenants are now legally obliged to provide formal identification and carry out a facial recognition through Landmark.

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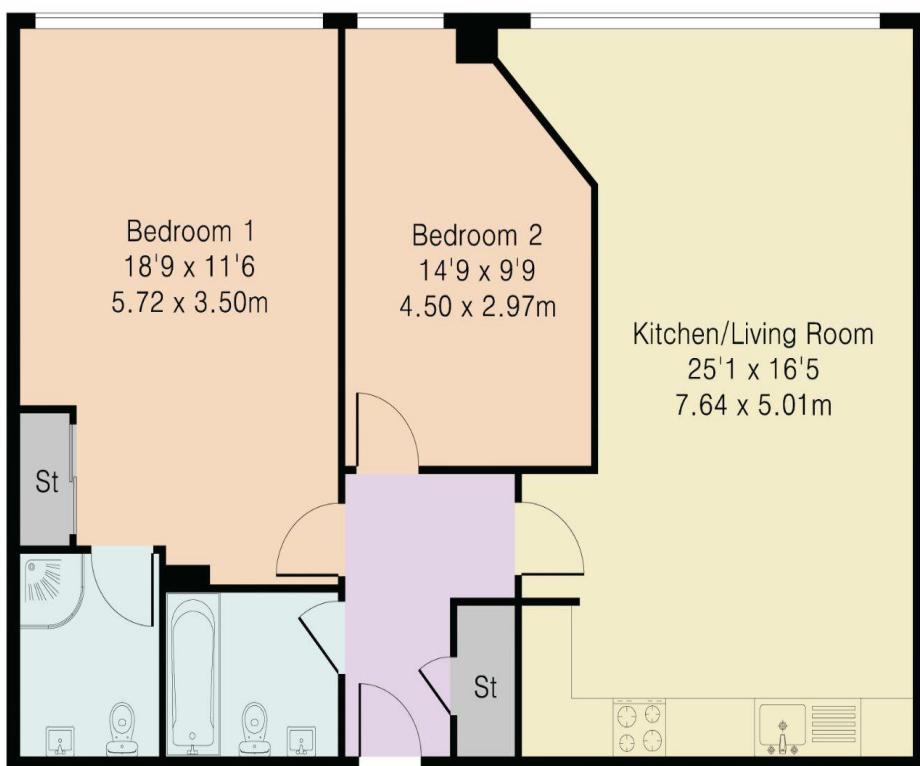
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Approximate Gross Internal Area 868 sq ft – 81 sq m



Second Floor Flat



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.

