

Flat 4 Hertford Mews, Billy Lows Lane, Potters Bar, EN6 1XW



**Price: £180,000**  
**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)



**A spacious 2 bedroom ground 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
- CHAIN FREE
- SHOWER ROOM
- WARDEN ASSISTED
- RESIDENTS & VISITOR PARKING
- OVERNIGHT GUEST SUITE
- COMMUNAL GARDENS
- COMMUNAL LAUNDRY ROOM

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## **FEATURES**

### **DESCRIPTION**

A spacious 2 bedroom ground 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.

### **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.

### **SERVICES**

Electric Storage Heaters (Lounge & Hall)  
Fixed Electric Heaters in each room  
Mains Drainage.  
£2,583.97 Service Charges per annum  
Approx 90 Years left on Lease  
Council Tax Band D  
"There may be additional fees that could be incurred for items such as leasehold packs"

### **LOCAL AUTHORITY**

Hertsmere Council.

### **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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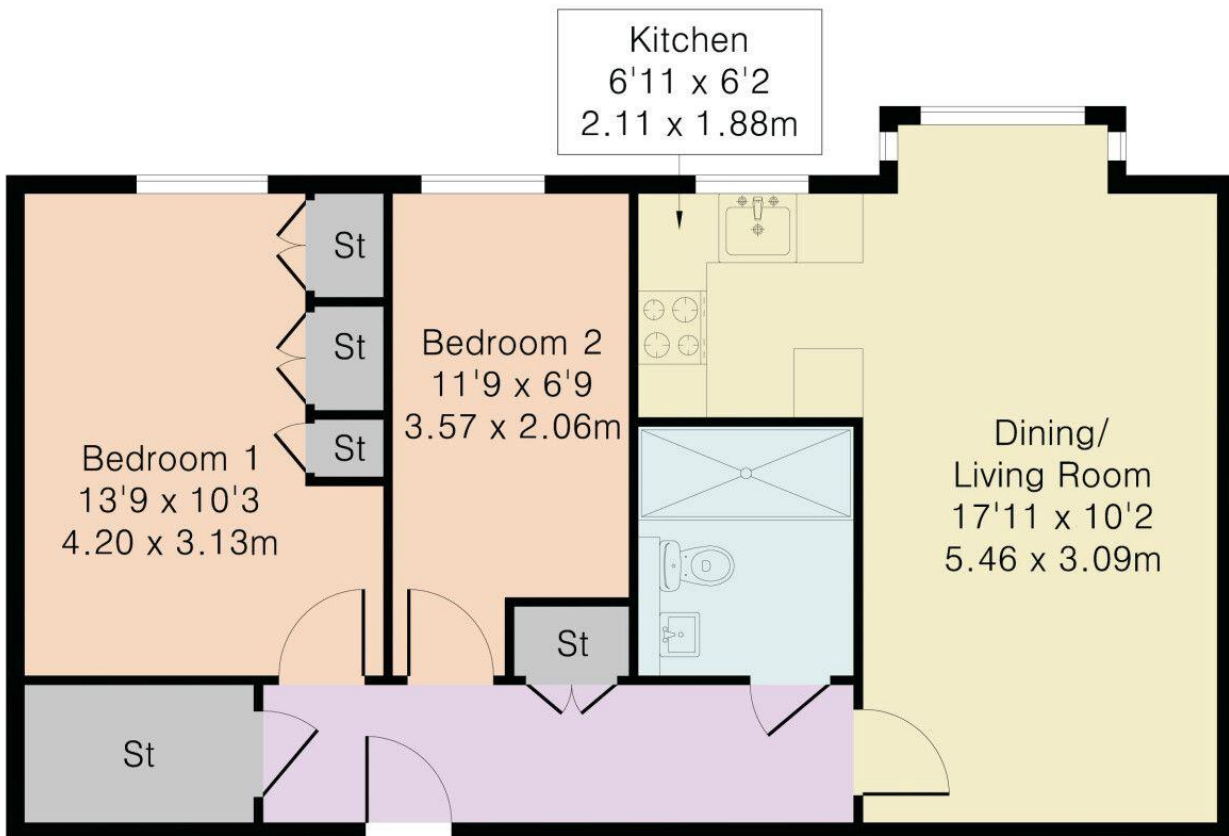
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Approximate Gross Internal Area 625 sq ft – 58 sq m



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.

