

**Margarets Close, Potters Bar, EN6 5LB**

**Price: £295,000**  
**Leasehold**



Vanessa McCallum Estates Ltd  
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**\*Chain free\***

**A well presented 2 double bedroom 1st floor maisonette situated in a quiet cul de sac location. The property benefits from a bright and spacious living/dining room, modern kitchen, bathroom and front garden. Viewing highly recommended.**

- CHAIN FREE
- 2 BEDROOM 1ST FLOOR MAISONETTE
- BRIGHT AND SPACIOUS LIVING/DINING ROOM
- MODERN KITCHEN
- QUIET CUL DE SAC LOCATION
- FRONT GARDEN

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## **FEATURES**

### **DESCRIPTION**

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### **ACCOMMODATION**

ENTRANCE HALLWAY  
KITCHEN  
LIVING/DINING ROOM  
2 BEDROOMS  
BATHROOM  
FRONT GARDEN

### **LOCATION**

Margaret close is a quiet Cul-De-Sac off Tempest Avenue which is a turning off Oakmere Lane/Chace Avenue, which is just off Potters Bar High Street, conveniently situated for local shops, restaurants, schools and local parks. The M25 and mainline railway station (Kings Cross and Moorgate) are only a short drive away.

### **LOCAL AUTHORITY**

Hertsmere Council.

### **SERVICES**

Gas Central Heating and Mains Drainage.  
Council Tax Band C.

94 Years remain on lease (not verified)  
Ground Rent £600 per annum (not verified) including buildings insurance

"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**

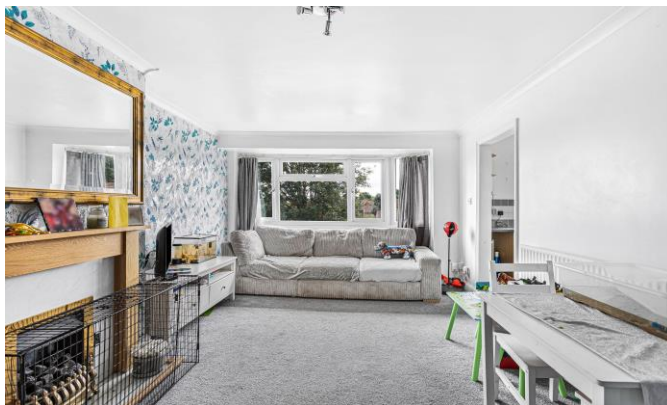
Due to Money Laundering Regulations, all purchasers and vendors are now legally obliged to provide formal identification from any person(s) wishing to purchase/sell a property through Vanessa McCallum Estates Ltd. Facial recognition will be offered at a charge of £15 plus vat per person.

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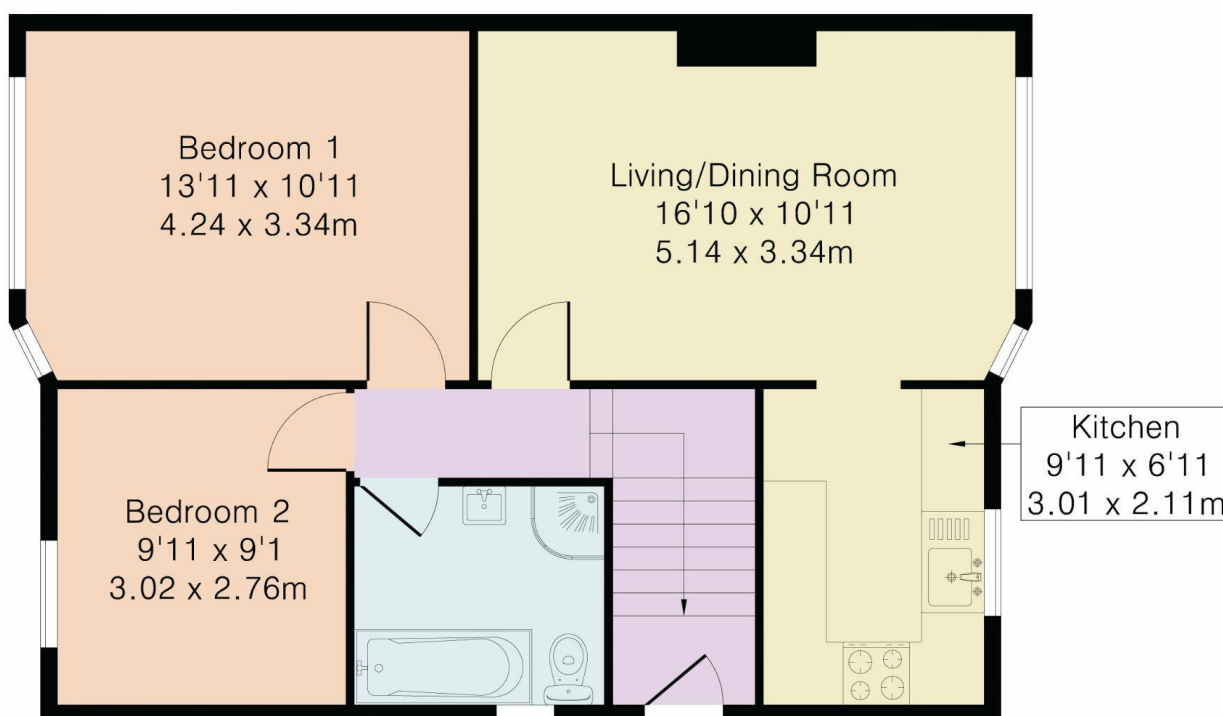
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Approximate Gross Internal Area 634 sq ft – 59 sq m



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.

