

Bornedene, Potters Bar, EN6 3EL



Price: £1,250.00 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 END OF NOVEMBER****

We are delighted to offer to let this 1 bedroom ground floor flat situated in this popular cul-de-sac. This property has a modern kitchen and bathroom. Available from end of November and is unfurnished. Parking bays are non allocated.

- GROUND FLOOR 1 BEDROOM FLAT
- UNFURNISHED
- AVAILABLE END OF NOVEMBER
- PHONE ENTRY SYSTEM
- CUL-DE-SAC
- BAY CAR PARKING
- COMMUNAL GROUNDS
- CLOSE TO POTTER BAR TRAIN STATION AND SHOPS

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
LIVING ROOM
KITCHEN
BEDROOM
BATHROOM
BAY CAR PARKING
COMMUNAL GROUNDS

LOCATION

Bornedene is a cul-de-sac turning off of Cranborne Crescent which in turn is off Cranborne Road which in turn is off Mutton Lane. It is a level walk to Potters Bar Mainline Station (Kings Cross/Moorgate) and a short walk from local shops and primary schools.

SERVICES

Gas Central Heating and Mains Drainage.
Council Tax Band C

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 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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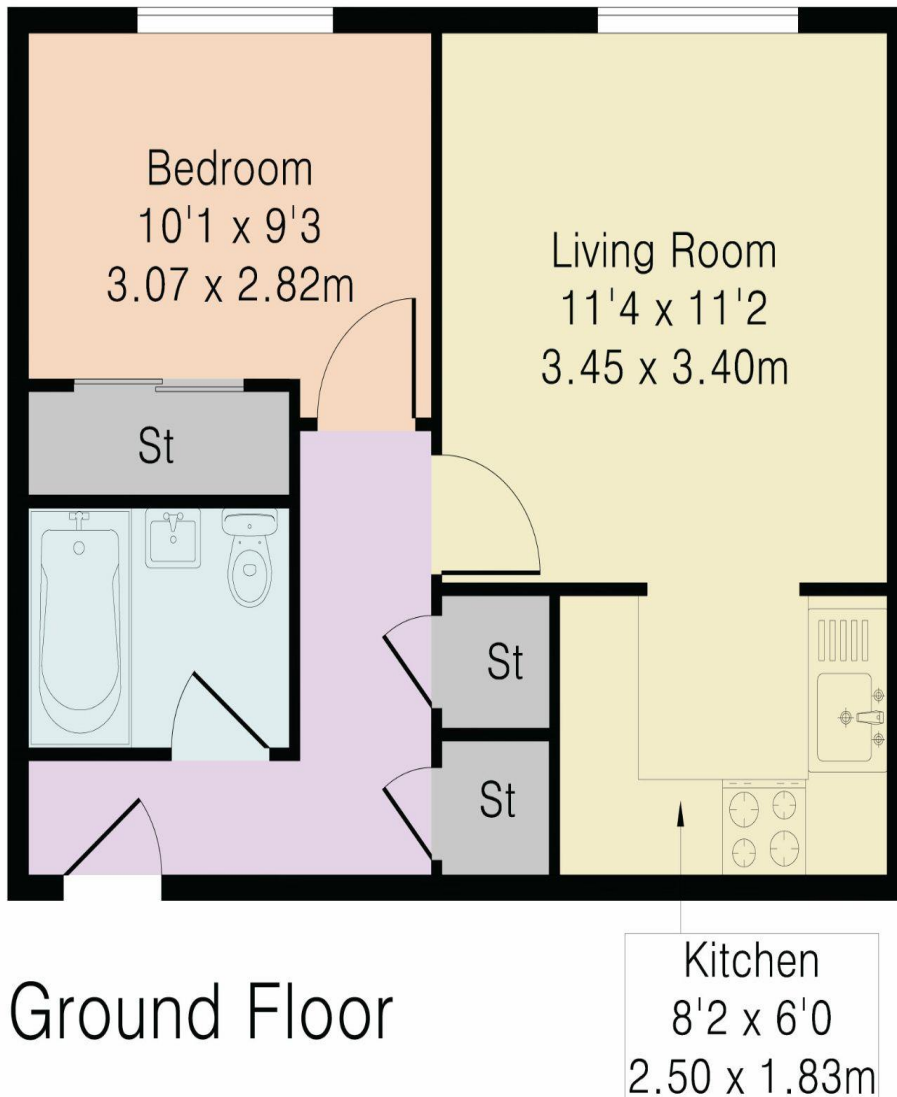
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Approximate Gross Internal Area 377 sq ft - 35 sq m



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.



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