

Bornedene, Potters Bar, EN6

**Price: £1200.00 p.c.m.
Leasehold**



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



We are delighted to offer to let this recently refurbished 1 bedroom first floor flat situated in this popular cul-de-sac. Available immediately and is unfurnished. There is parking in bays.

- First Floor 1 Bedroom Flat
- Close to Potters Bar Train Station
- Bay Car Parking
- Phone Entry System

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DESCRIPTION

We are delighted to offer to let this recently refurbished 1 bedroom first floor flat situated in this popular cul-de-sac. Available immediately and is unfurnished. There is parking in bays.

ACCOMMODATION

Hallway – 9'9 narrowing to 6'8 x 5'10 (built-in storage)

Lounge – 11'3 x 11'0 with archway to:

Kitchen – 7'10 x 6'3

Bedroom – 10'5 (to rear of wardrobes) x 7'9

Bathroom – 6'9 x 6'2

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.

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

HERTSMERE 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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