



**1 Bed  
Apartment  
located in Potters  
Bar**

**£175,000**



**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL

The Broadway  
Potters Bar  
Herts  
EN6 2HW

## Public Notice

Address: 34A The Broadway, Darkes Lane, Potters Bar, Herts, EN6 2HW

We are acting in the sale of the above property and have received an offer of £160,000.

Any interested parties must submit their offer in writing to the selling agent within 14 days of the date of this notice. If no further acceptable offers are received during this period, the property will be marked as Sold Subject to Contract (SSTC) and no further offers will be accepted while under this status.

Date of Notice: 15/01/2026

Communal front door leading into entrance lobby. Straight flight of stairs to flat.

Wooden white front door opening into hallway with doors to all rooms.

### ENTRANCE HALL

Coving to ceiling. Door leading through to

### LOUNGE

Coving to ceiling. Picture rail. Double radiator. UPVC double glazed window to front. Arch leading into

### KITCHEN

Comprising of beige wall drawer and base units with marble effect worktops. Tiled splashbacks. Laminate flooring. Space for washing machine. Stainless steel sink with drainer and mixer tap. White UPVC double glazed window to front. Electrolux electric oven with overhead extractor.

### BEDROOM

Coving to ceiling. Single radiator. Cupboard housing Valliant boiler. White UPVC double glazed window and door to rear.

### BATHROOM

White suite comprising of close coupled W.C. Wash basin.

Bath with mixer tap and overhead shower attachment. Shower screen. White UPVC obscure glass window to rear. Double radiator.

Tenure - Leasehold - 91 years remaining. Council tax band C - Hertsmere Council. Ground rent - Circa. £300 PA.

### Property Information

We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance we will attempt to assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have not been tested. These Particulars do not constitute a contract or part of a contract.



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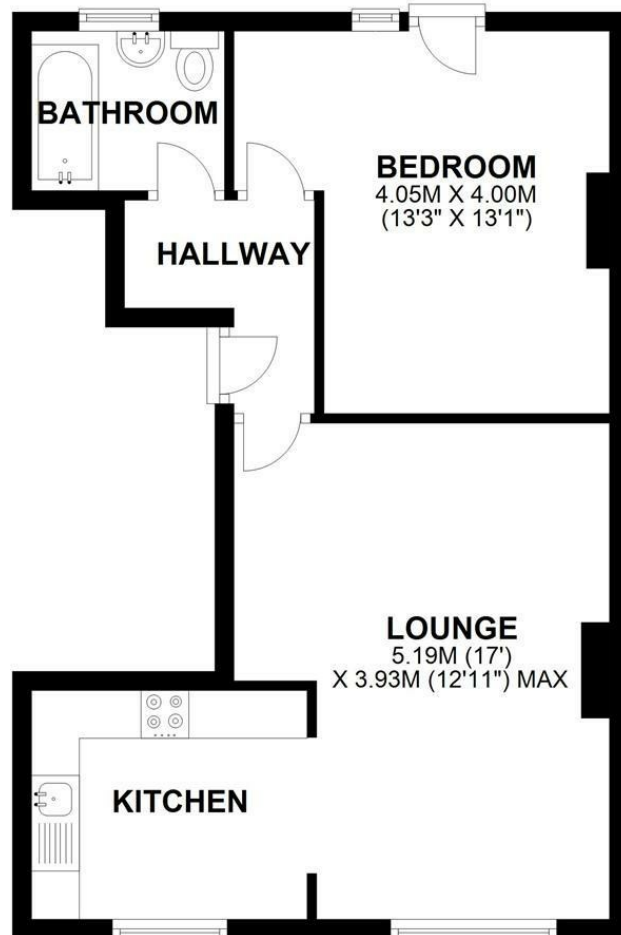
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## FIRST FLOOR

APPROX. 46.8 SQ. METRES (503.6 SQ. FEET)



TOTAL AREA: APPROX. 46.8 SQ. METRES (503.6 SQ. FEET)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	73
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## DIRECTIONS

Refer to Google Maps using postcode.

## CONTACT

The Estate Office  
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Potters Bar  
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EN6 2JW

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