



**1 Bed
Apartment
located in Potters Bar**

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Cranborne Close
Potters Bar
EN6 3AU



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£250,000

Situated walking distance from Potters Bar station, but also close to local shops this well presented one bedroom ground floor flat offers over 500 sq. ft of accommodation with kitchen, lounge and study. Gas central heating. Double glazing. Communal grounds and parking. Offered chain free.

Communal entrance door with entry phone system opens into

COMMUNAL ENTRANCE HALL

Front door with spyhole opens into

ENTRANCE HALL

Wall mounted entry phone receiver. Feature wood panelled wall. Double radiator. Quality wood effect vinyl flooring.

LOUNGE

13'4 x 10'4

Continuing quality wood effect vinyl flooring. Dual aspect with double glazed windows to side and rear. Both looking out onto gardens. Double radiator. TV aerial point.

KITCHEN

9'9 x 7'10

Range of white wall and base units featuring cupboards and drawers. Stone effect working surfaces with single drainer stainless steel sink and mixer taps. Ramona ceramic hob. Electric fan oven below. Wall mounted Valiant gas central heating boiler. Splashback tiling. Quality wood effect vinyl flooring, Double radiator. Double glazed window to rear overlooking gardens.

STUDY

6'6 x 6'5

Double width high level cupboard housing electricity consumer unit. Quality wood effect vinyl flooring.

BEDROOM

10'9 x 10'4

Quality wood effect vinyl flooring. Double radiator. Double glazed window to side.

BATHROOM

5'10 x 5'5

White suite comprising bath with mixer tap and shower attachment. Glass shower screen and grab handles. Pedestal wash basin. Top flush W.C. Quality wood effect vinyl flooring. Tiled walls. Frosted double glazed window to side.

EXTERIOR

Communal parking to front of block. Communal gardens to rear and side.

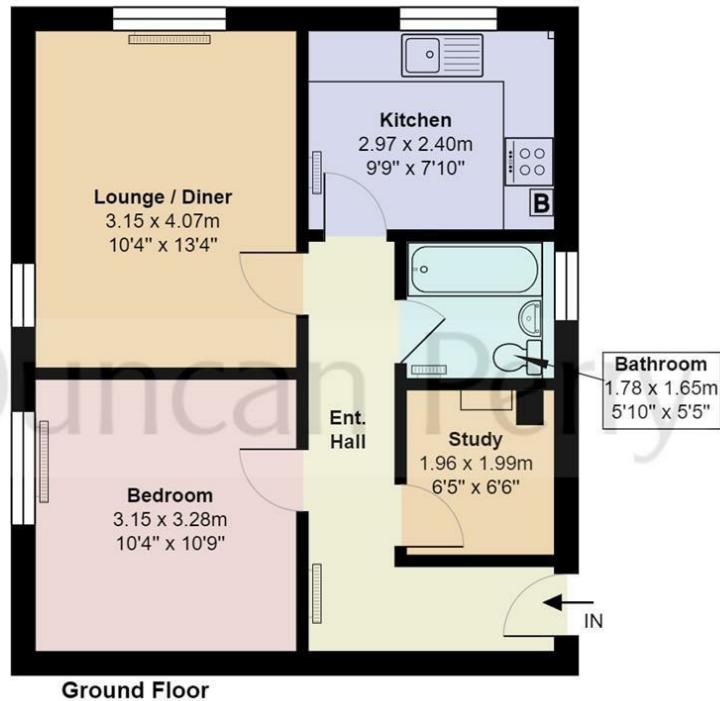
Tenure - Leasehold, Council tax band B - Hertsmere Council.

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.

Lease 124 years remaining. Ground rent 0. Service charge £819.52 per annum



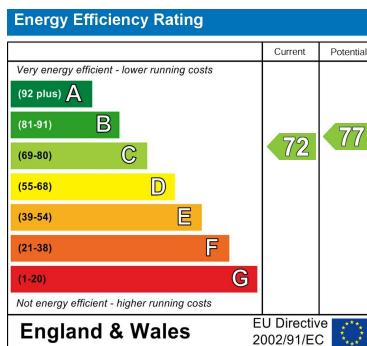


Cranborne Close, Hertfordshire EN6

Total Area: 47.0 m² ... 506 ft²

All measurements are approximate and for display purposes only

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DIRECTIONS

Please refer to Google Maps using postcode.

CONTACT

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