

**1 Bed  
Studio  
located in Laurel Fields, Potters Bar**

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL

**Laurel Fields**

**Potters Bar**

**EN6 2BB**



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**£180,000**

Situated in close walking distance of Potters Bar town centre with mainline railway station and local shops this first floor studio flat features fitted kitchen with separate bathroom. Offered chain free.

Part double glazed communal entrance door. Stairs to first floor communal landing. Front door with spyhole opens into

### **LOUNGE / STUDIO / KITCHEN**

15'7" x 11'11"  
Widening to 5.50.

#### **Kitchen area**

Range of white high gloss units featuring cupboards. Worktops with single drainer stainless steel sink. Space for electric cooker with extractor above. Splashback tiling. Space for refrigerator. Ceiling spotlights. Double glazed window to side.

#### **Lounge / bedroom area**

Dual aspect. Double glazed oriel window to side and Double glazed window to front. Wall mounted electric heater. Electric storage heater. Ceiling spotlights.

### **BATHROOM**

7'11" x 5'8"

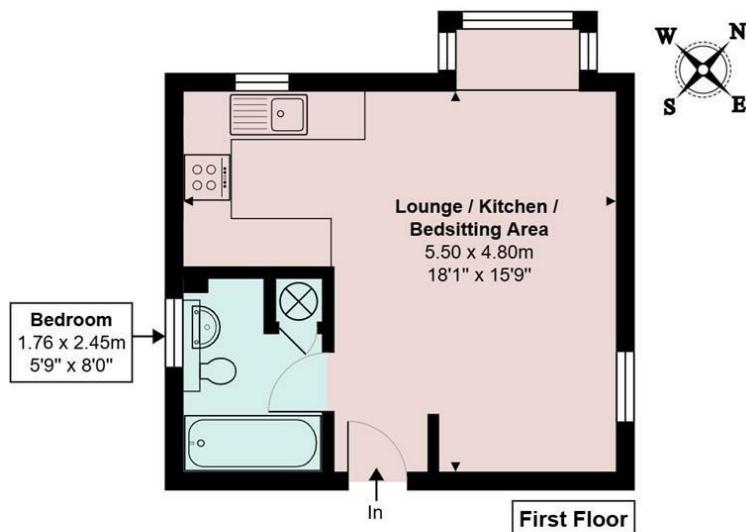
White suite comprising panel enclosed bath with mixer taps. Hand shower and overhead shower. Vanity wash basin and W.C. unit with cupboards. Tiled walls and floor. Electric heated towel rail. Built in cupboard housing hot water tank. Frosted double glazed window to rear.

Tenure - Leasehold - 180 years remaining. 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.

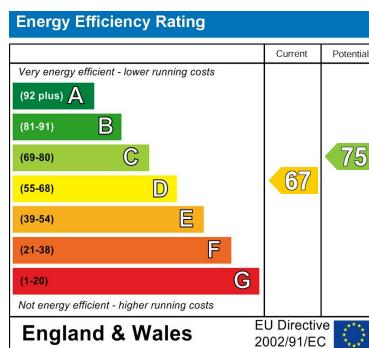




## Laurel Fields, Potters Bar, EN6 2BB

Total Area: 27.8 m<sup>2</sup> ... 299 ft<sup>2</sup>

All measurements are approximate and for display purposes only



### DIRECTIONS

Please refer to Google Maps using postcode.

### CONTACT

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