



19 Boredene, Potters Bar, Herts, EN6 3EL
Offers In The Region Of £300,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

This well presented two bedroom first floor apartment situated in a private cul-de-sac is conveniently located with easy access to mainline station and local amenities. The property consists of two double bedrooms, en-suite to main bedroom, large living space with designated parking. Large loft space for storage. Viewing strictly by appointments only.



- TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT
- CONVENIENTLY LOCATED FOR MAINLINE STATION AND AMENITIES
- WELL PRESENTED
- EN-SUITE TO MAIN BEDROOM
- DESIGNATED PARKING SPACE
- LARGE LOFT SPACE FOR STORAGE
- LEASEHOLD - 94 YEARS REMAINING
- SERVICE CHARGE - CIRCA. £2,087.00
- COUNCIL TAX BAND D - HERTSMERE COUNCIL
- VIEWING RECOMMENDED



COMMUNAL ENTRANCE DOOR

FIRST FLOOR LANDING

Communal cupboard housing electricity meters. Wooden panelled front door with spyhole leading to:-

ENTRANCE HALL

Wall mounted entry phone. Access to loft with large space for storage. Wood effect laminate flooring. Storage cupboard housing consumer unit with shelving. 2nd storage cupboard housing water tank with shelving. Door through to

LOUNGE / DINER

Continuation of wood effect laminate flooring. Electric heater. Two white UPVC double glazed windows to front. Open archway through to

KITCHEN

Kitchen comprises of wooden wall, drawer and base units. Sink with drainer and mixer tap. Space for fridge / freezer. Space for washing machine. . Integrated electric oven with electric hob above. Laminate flooring. White UPVC double glazed window to side.

BEDROOM ONE

Electric heater. White UPVC double glazed bay window to side.

BEDROOM TWO

White UPVC double glazed window to front. Electric heater.



EN-SUITE SHOWER ROOM

Comprising white suite with close couple W.C. Wall mounted hand basin with mixer tap. Walk in shower cubical with over head shower with mixer tap. Tiled walls. Chrome heated electric towel rail. Wall mounted Vent Axia extractor fan. Laminate flooring. White UPVC double glazed obscure glass window to front.

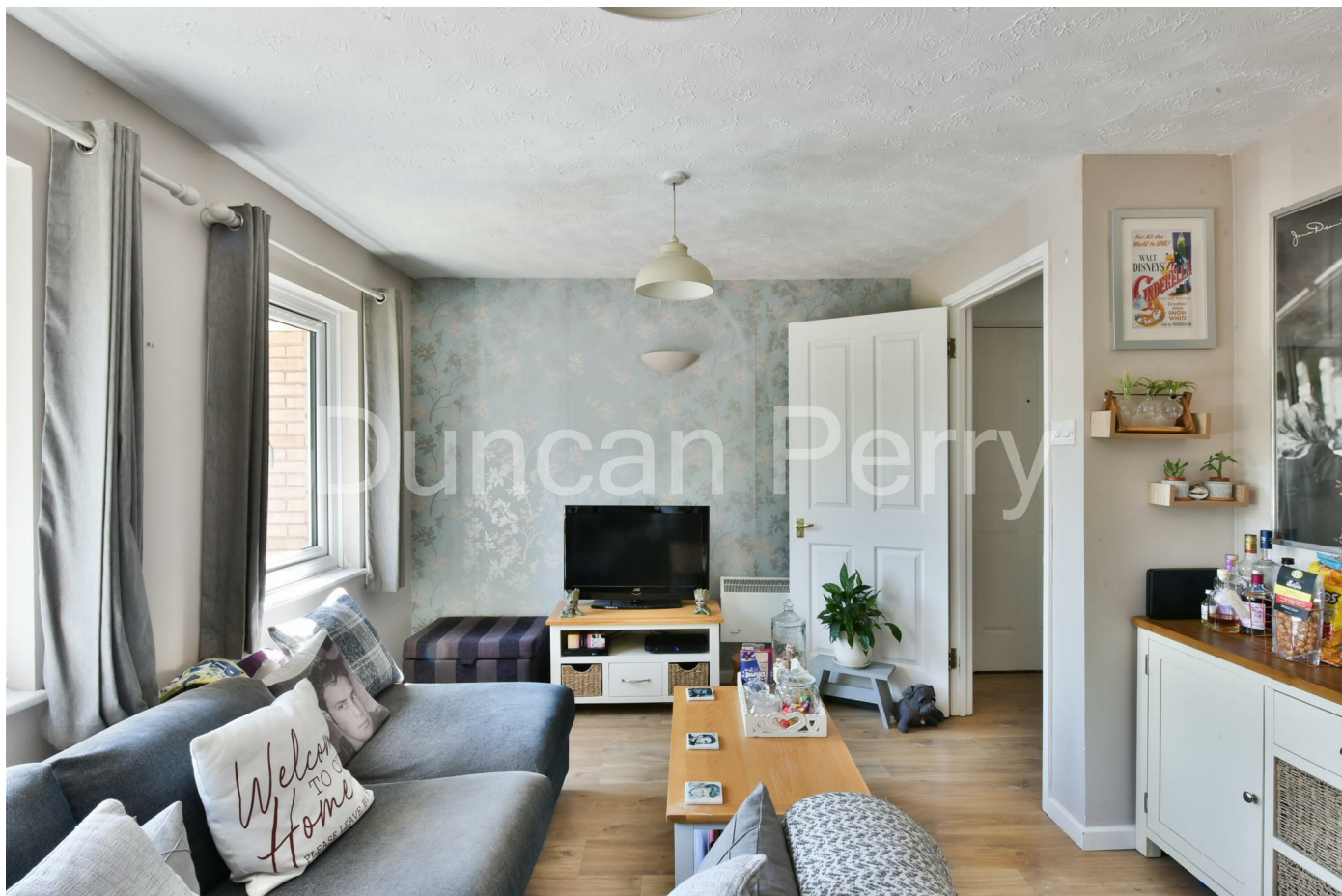
BATHROOM

Comprising white suite with close coupled W.C. Bath with overhead shower attachment and mixer tap. Tiled walls. Tiled floor, Silavent wall mounted extractor fan. Chrome heated electric towel rail. White UPVC double glazed obscure glass window to rear.

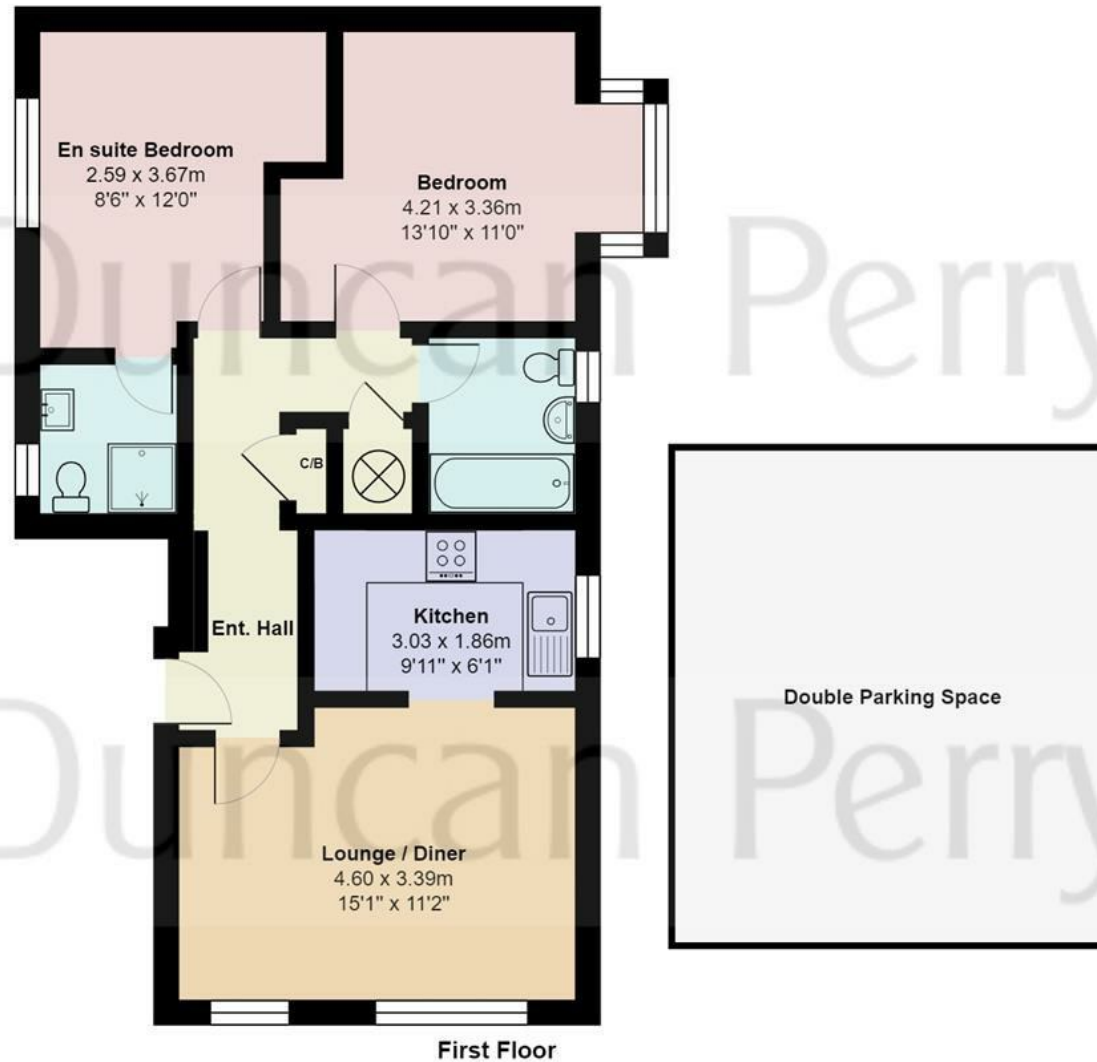
Tenure - Leasehold - 94 years. Service charge - Circa. £2,087.00. Council tax band D - Hertsmer council.

Property Misdescriptions Act

As Agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller as we will not have had sight of the title documents. Before viewing a property, do please check with us as to its availability and also request clarification or information on any points of particular interest to you to save you a wasted journey.







Borndene, Hertfordshire EN6

Total Area: 61.7 m² ... 664 ft² (excluding double parking space)

All measurements are approximate and for display purposes only

Duncan Perry



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-----------|---|-----------|
| Current | Potential | Current | Potential |
| <div> <div> <div>Very energy efficient - lower running costs</div> <div> <div>A</div> <div>95-100</div> </div> </div> <div> <div>B</div> <div>81-94</div> </div> <div> <div>C</div> <div>69-80</div> </div> <div> <div>D</div> <div>55-68</div> </div> <div> <div>E</div> <div>44-54</div> </div> <div> <div>F</div> <div>31-43</div> </div> <div> <div>G</div> <div>1-30</div> </div> </div> <div> <div>Not energy efficient - higher running costs</div> </div> | | | |
| 66 | 77 | <div> <div>Very environmentally friendly - lower CO₂ emissions</div> <div> <div>A</div> <div>20-40</div> </div> <div> <div>B</div> <div>41-50</div> </div> <div> <div>C</div> <div>51-60</div> </div> <div> <div>D</div> <div>61-70</div> </div> <div> <div>E</div> <div>71-80</div> </div> <div> <div>F</div> <div>81-90</div> </div> <div> <div>G</div> <div>91-100</div> </div> </div> <div> <div>Not environmentally friendly - higher CO₂ emissions</div> </div> | |
| England & Wales | | England & Wales | |
| EU Directive 2002/91/EC | | EU Directive 2002/91/EC | |

