

12a Ritz Court, Potters Bar, EN6 1UE



**Price: £1,000.00 p.c.m.**  
**PART-FURNISHED or UNFURNISHED**

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



**A conveniently situated first floor 1 bed maisonette which is offered for let on a part-furnished or unfurnished basis. This is an ideal property for commuters and an early viewing is recommended.**

- 1 BEDROOM MAISONETTE
- WALKING DISTANCE TO DARKES LANE SHOPS
- SHORT WALK TO POTTERS BAR MAINLINE RAILWAY STATION
- NEWLEY REFURBISHED
- PART-FURNISHED or UNFURNISHED
- FIRST FLOOR
- GREAT FOR COMMUTERS
- LOCAL PARK A SHORT WALK AWAY

**12a Ritz Court, Potters Bar, EN6 1UE**



**Price: £1,000.00 p.c.m.  
PART-FURNISHED or UNFURNISHED**

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

## **FEATURES**

### **DESCRIPTION**

A conveniently situated first floor 1 bed maisonette which is offered for let on a part-furnished or unfurnished basis. This is an ideal property for commuters and an early viewing is recommended.

### **ACCOMMODATION**

First Floor Maisonette  
Private Front Door and Staircase  
Kitchen  
Living Room  
Dining Room  
Bedroom  
Bathroom

### **LOCATION**

Ritz Court is a very convenient turning off of Byng Drive which is just off the high street, Darkes Lane. Potters Bar main shopping centre in Darkes Lane, Main Line Railway station (Kings Cross/Moorgate) and Sainsbury's are all a short walk away as is the local park. The A1M and M25 are only a short drive away.

### **SERVICES**

GAS CENTRAL HEATING AND MAINS DRAINAGE.

### **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).

12a Ritz Court, Potters Bar, EN6 1UE



Price: £1,000.00 p.c.m.  
PART-FURNISHED or UNFURNISHED

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



[www.vanessamccallumestates.co.uk](http://www.vanessamccallumestates.co.uk)

12a Ritz Court, Potters Bar, EN6 1UE



Price: £1,000.00 p.c.m.  
PART-FURNISHED or UNFURNISHED

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

## Approximate Gross Internal Area 454 sq ft - 42 sq m

