

Hertford Mews, Billy Lows Lane, Potters Bar, EN6 1XW

**Price: Offers Over £50,000
Leasehold**



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



****CHAIN FREE****

Offered on a chain free basis this recently decorated, bright and spacious 1 bedroom second floor apartment situated in this retirement block. Benefiting from a modernised kitchen, lovely communal grounds, parking, lift, laundry room and a communal room which has many social activities. Overnight guest suites there are 2 available, comprising of twin beds, with tea and coffee making facilities, en-suite shower room. Available by appointment and for a small charge per night. Laundry room with washing machines and dryer for residents use.

- 1 BEDROOM SECOND FLOOR APARTMENT
- CHAIN FREE
- RECENTLY DECORATED
- BRIGHT & SPACIOUS
- COMMUNAL LOUNGE AREA
- COMMUNAL LAUNDRY ROOM
- OVERNIGHT GUEST SUITE
- WARDEN ASSISTED
- LIFT
- COMMUNAL GARDENS

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FEATURES

DESCRIPTION

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ACCOMMODATION

SECOND FLOOR
ENTRANCE HALLWAY
KITCHEN
LIVING ROOM
BEDROOM
BATHROOM
SHARE OF COMMUNAL LIVING AREAS AND GROUNDS
RESIDENTS & VISITOR PARKING

LOCATION

Billy Lows Lane is a desirable road within Potters Bar, off Hatfield Road and 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. The A1M and M25 are only a short drive away.

SERVICES

Electric Storage Heaters
Mains Drainage
Council Tax Band C
£2,598.24 Service Charges per annum (not verified)
88 Years left on Lease (not verified)

"There may be additional fees that could be incurred for items such as leasehold packs"

LOCAL AUTHORITY

Hertsmere Council.

VIEWING

STRICTLY BY APPOINTMENT VIA VANESSA MCCALLUM ESTATES.

IMPORTANT INFORMATION 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. Facial recognition will be offered at a charge of £25 plus vat per person.

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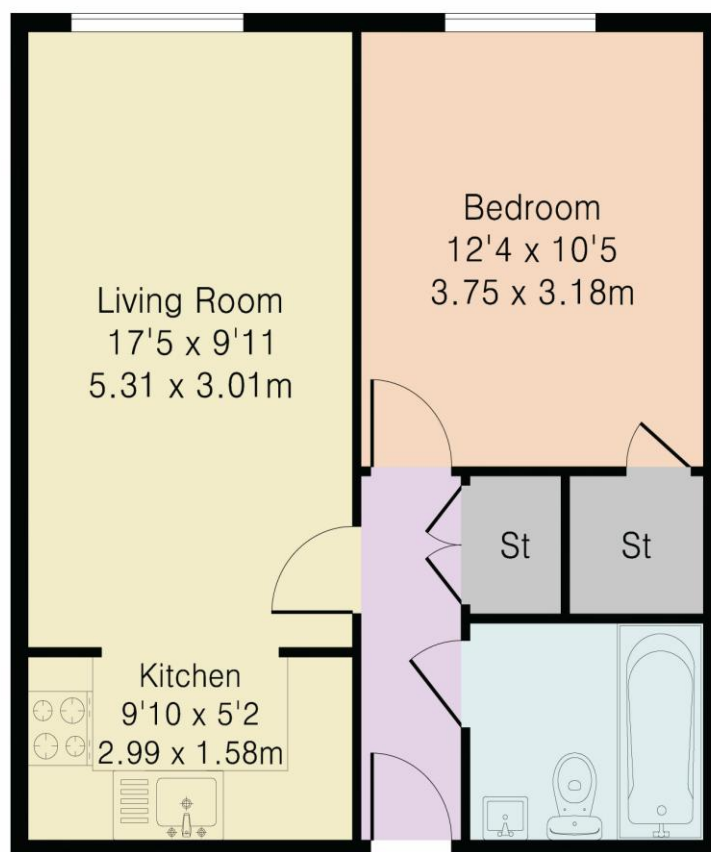
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Approximate Gross Internal Area 470 sq ft - 44 sq m



Second Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

