



54 POTTERS COURT, DARKES LANE, POTTERS BAR EN6 2HS

Offers In The Region Of £159,950 | Leasehold

ANDREW WARD EST. 1988
ESTATE AGENTS



Property Overview

Featuring a southerly aspect, we are delighted to offer for sale this extremely bright and spacious one bedroom first (top) floor flat in the highly sought after Potters Court retirement development. The property comprises a large L shaped lounge/dining room, kitchen, the bedroom has mirrored fronted fitted wardrobes and the bathroom is fitted with a shower.

It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years.





Property Features

- LOUNGE/DINING ROOM: 17'7 x 14'4
- KITCHEN: 9'4 x 5'11
- LIFT
- ELECTRIC HEATING
- RESIDENTS' LOUNGE
- BEDROOM: 12'8 x 8'9
- BATHROOM
- COMMUNAL GARDENS
- DOUBLE GLAZED WINDOWS
- HOUSE MANAGER

Agents Notes

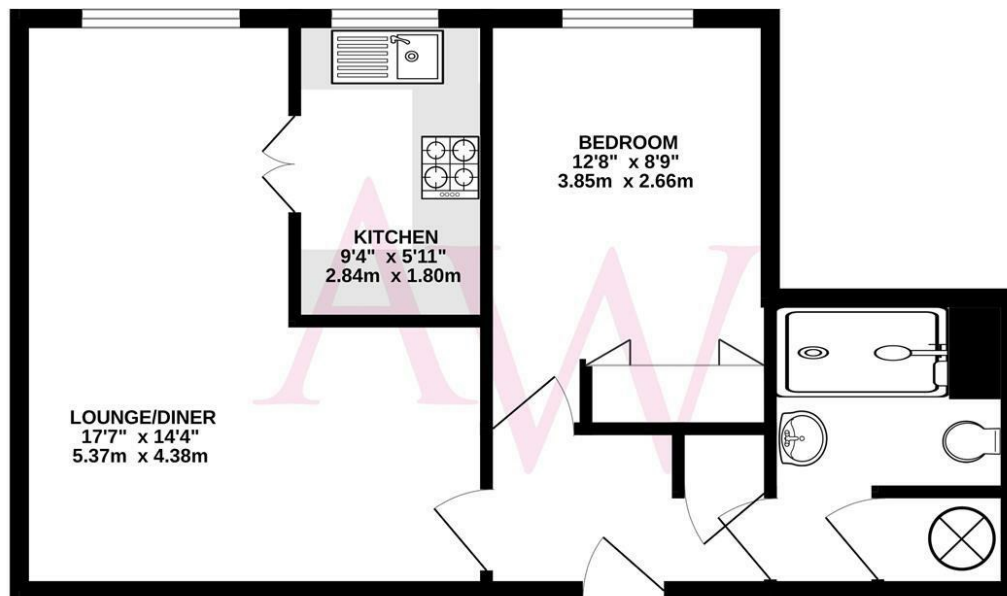
The development has a number of facilities which include a residents' lounge, 24 hour emergency Appello call system, CCTV cameras in car park, house manager, communal laundry room, video entry system, guest suite and lift to all floors, residents' and visitor parking and well maintained communal gardens.

We understand that the lease has approximately 102 years remaining, an annual ground rent of £350.00 and an annual service charge of approximately £2,684.76

EPC RATING: C

COUNCIL TAX BAND: C

SECOND FLOOR
469 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 469 sq.ft. (43.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Contact us

149 High Street, Potters Bar, Herts, EN6 5BB
01707 657181 | pottersbar@andrewward.co.uk

www.andrewward.co.uk

Our Offices

BARNET
175 High Street, Barnet EN5 5SU
Tel: 020 8441 6000
Email: barnet@andrewward.co.uk

BROOKMANS PARK
35 Bradmore Green, Brookmans Park AL9 7QR
Tel: 01707 649779
Email: brookmanspark@andrewward.co.uk

POTTERS BAR
149 High Street, Potters Bar EN6 5BB
Tel: 01707 657181
Email: pottersbar@andrewward.co.uk

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All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.

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