



10 LYNTON CREST, STRAFFORD GATE, POTTERS BAR EN6 1PP

Guide Price £349,950 | Leasehold

ANDREW WARD EST. 1988
ESTATE AGENTS



Property Overview

CHAIN FREE An extremely stylish and well presented two bedroom ground floor maisonette which is ideally located a short walk away from the mainline station and local shops.

The property benefits from a deep front garden, a lounge which has a bay window to the front, two good sized bedrooms and a contemporary kitchen and bathroom.

There is also a small courtyard/pathway area which is accessed from the kitchen.





Property Features

- LOUNGE: 12'10 x 11'7
- KITCHEN: 9'5 x 9'0
- SMALL REAR COURTYARD/PATHWAY
- 138 YEAR LEASE
- CHAIN FREE
- BEDROOM 1: 12'11 x 10'11
- BEDROOM 2: 11'1 x 7'3
- BATHROOM/WC
- FRONT GARDEN
- CLOSE TO STATION

Agents Notes

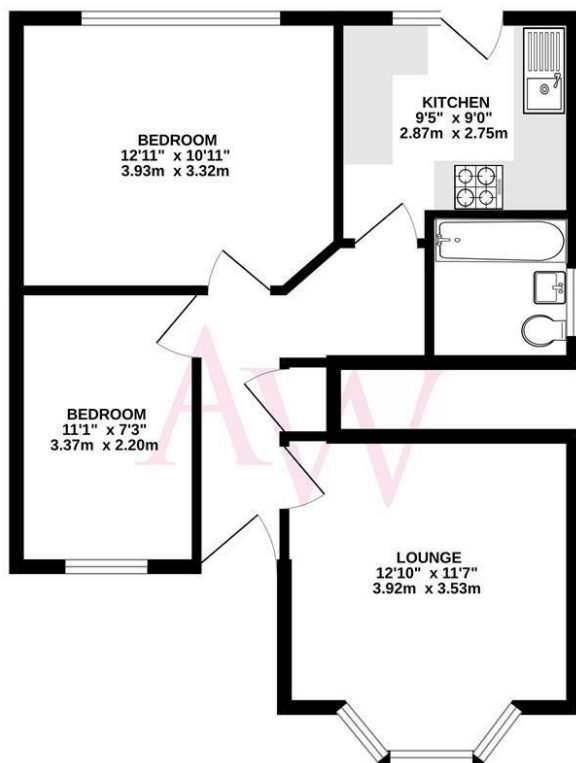
We understand that the lease has approximately 138 years remaining,

Annual Building Insurance: £186.00 per annum

EPC RATING: C

COUNCIL TAX BAND: C

GROUND FLOOR
537 sq.ft. (49.9 sq.m.) approx.



TOTAL FLOOR AREA: 537 sq.ft. (49.9 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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