



27 THE HIGHLANDS, POTTERS BAR EN6 1HU

Offers In The Region Of £319,950 | Leasehold

ANDREW WARD<sup>EST 1988</sup>  
ESTATE AGENTS





## Property Overview

Featuring a private westerly facing rear garden, own entrance and a recently extended 125 year lease, this beautifully presented two double bedroom ground floor maisonette has been greatly improved by the current vendors over the last two years.

The accommodation includes a lounge/dining room, the kitchen has a stable door which opens directly onto the rear garden, the inner hallway has a deep downstairs storage cupboard, there are two good sized bedrooms and a contemporary bathroom which is fitted with a shower/bath and a vanity wash hand basin.

The rear garden is partly paved with raised decking leading up to a large timber built studio/workshop.







## Property Features

- LOUNGE/DINING ROOM: 13'9 x 12'11
- KITCHEN: 9'7 x 9'5
- PRIVATE REAR GARDEN: 20FT x 35FT
- STUDIO: 19'1 x 9'5
- NEW 125 YEAR LEASE
- BEDROOM 1: 12'11 x 10'3
- BEDROOM 2: 10'3 x 9'7
- BATHROOM
- OWN ENTRANCE
- EXCELLENT CONDITION

## Agents Notes

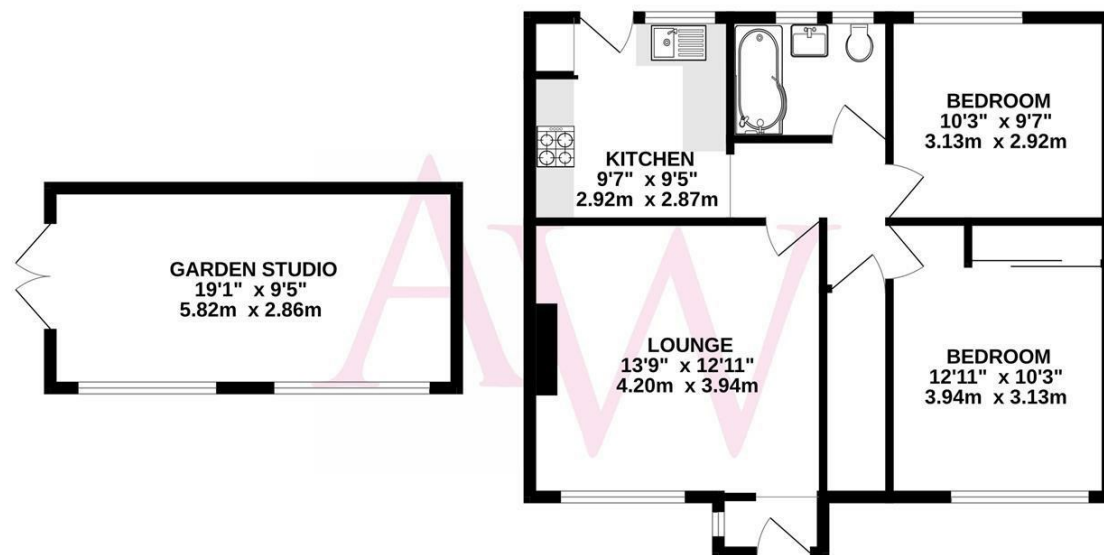
The property benefits from new radiators, new flooring to the hall and both bedrooms and a newly fitted bathroom.

We understand that there is a new 125 year lease, a ground rent of £80.00 per annum and if any repairs are required to the building, then the costs will be split 50/50 with the first floor maisonette.

EPC RATING: D

COUNCIL TAX BAND: C

**GROUND FLOOR**  
799 sq.ft. (74.2 sq.m.) approx.



TOTAL FLOOR AREA : 799 sq.ft. (74.2 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

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

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