



ALMA COURT
PRIVATE ROAD
NO RIGHT OF WAY

4 ALMA COURT FRAMPTON ROAD, LITTLE HEATH, POTTERS BAR EN6 1JT

Offers In The Region Of £329,950 | Share of Freehold

ANDREW WARD EST. 1988
ESTATE AGENTS



Property Overview

Enjoying stunning countryside views to the rear overlooking National Trust Land, this very well presented, light and spacious two bedroom first floor flat is situated in the highly sought after Little Heath area of Potters Bar with no passing traffic. The property, which is offered for sale chain free, features a 20ft lounge/dining room, kitchen/breakfast room, two good sized bedrooms and a bathroom with a separate WC.

The property also features a covered allocated car parking space, well maintained communal gardens, as well as having a share of the Freehold.





Property Features

- LOUNGE/DINING ROOM: 20'11 x 14'0
- KITCHEN/BREAKFAST ROOM: 10'10 x 9'11
- ALLOCATED COVERED PARKING SPACE
- COMMUNAL GARDENS
- CHAIN FREE
- BEDROOM 1: 13'9 x 11'10
- BEDROOM 2: 10'2 x 7'10
- BATHROOM AND SEPARATE WC
- SHARE OF FREEHOLD
- STUNNING VIEWS

Agents Notes

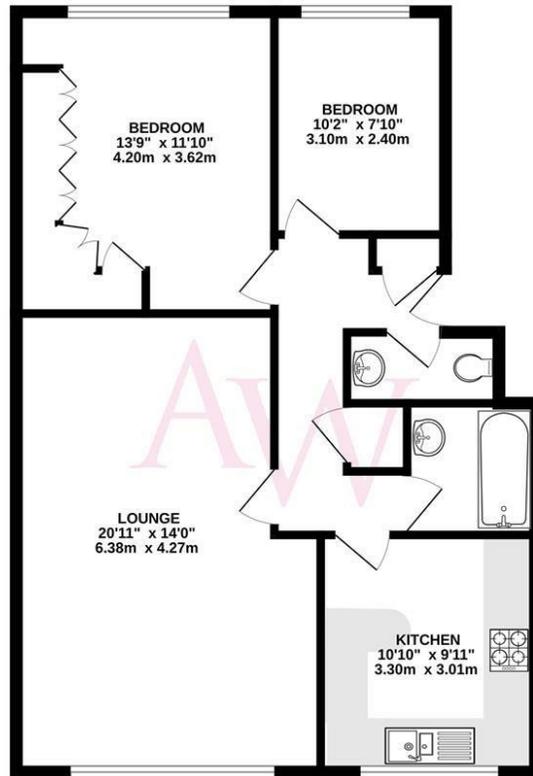
Benefits include newly fitted carpets and kitchen flooring, recently redecorated throughout, ample storage, gas central heating and double glazed windows.

We understand that the current service charge is approximately £1,350.00 per annum and that there is a lease of 999 years dated from 1997.

EPC RATING: B

COUNCIL TAX BAND: D

FIRST FLOOR
763 sq.ft. (70.9 sq.m.) approx.



TOTAL FLOOR AREA: 763 sq.ft. (70.9 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 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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