



46 GRESLEY COURT, HAWKSHEAD ROAD, LITTLE HEATH, POTTERS BAR EN6 1LF

Guide Price £600,000 | Share of Freehold

ANDREW WARD EST. 1988
ESTATE AGENTS



Property Overview

RARELY AVAILABLE - Set in several acres of fabulous landscaped grounds, this substantial three bedroom third floor penthouse apartment, which is arranged over 1500 sq ft, features two balconies, both of which enjoy stunning views to the rear overlooking the picturesque communal gardens. The property, which is situated in the highly sought after area of Little Heath, benefits from two garages en-bloc, lift, visitor parking, as well as having a share of the freehold.

The spacious accommodation comprises a welcoming entrance hall, a 28ft living/dining room, kitchen, study, guest cloakroom, the dual aspect master bedroom has an en-suite dressing room and bathroom, two further bedrooms and a family bathroom.





Property Features

- LIVING ROOM: 17'7 x 15'7
- DINING ROOM: 15'7 x 11'0
- KITCHEN: 12'3 x 11'0
- STUDY: 8'0 x 6'9
- TWO BALCONIES
- MASTER BEDROOM: 20'3 x 11'2
- BEDROOM 2: 15'7 x 9'6
- BEDROOM 3: 15'7 x 7'9
- TWO BATHROOMS (ONE EN-SUITE)
- TWO GARAGES EN-BLOC

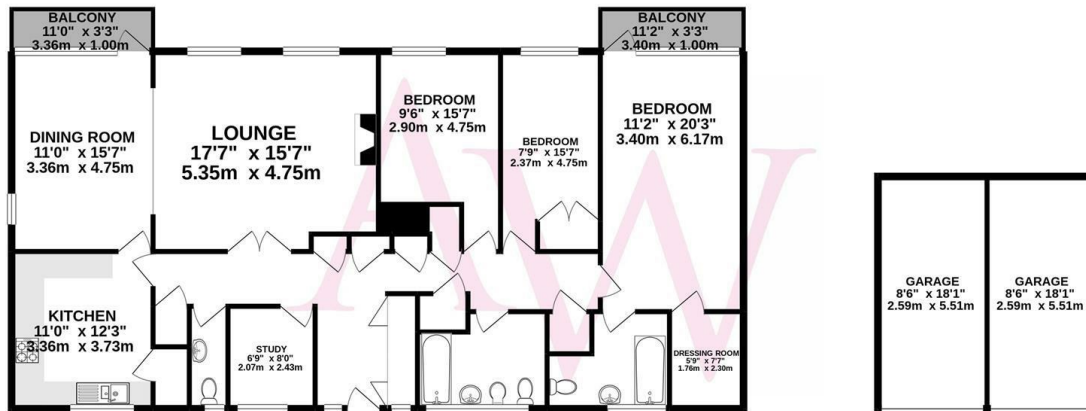
Agents Notes

Please note that within the terms of the share of the freehold, these properties cannot be let. We understand that the current service charge is approximately £2,668 p.a. and the ground rent is £15 p.a. We have also been advised that the lease term is 999 years from 24th June 1993. The property is heated via a warm air duct system.

COUNCIL TAX BAND: F

EPC RATING: E

THIRD FLOOR
1572 sq.ft. (146.0 sq.m.) approx.



TOTAL FLOOR AREA: 1572 sq.ft. (146.0 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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