



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

Price Guide £375,000 | Leasehold - Share of Freehold

ANDREW WARD EST. 1988  
ESTATE AGENTS



## Property Overview

CHAIN FREE - A HIGHLY SOUGHT-AFTER GROUND FLOOR TWO BEDROOM PURPOSE BUILT FLAT COMPLETELY REFURBISHED IN 2018, BRIGHT & AIRY SITUATED IN LITTLE HEATH BACKING FIELDS, GARAGE EN BLOC.

The property has been tastefully decorated with quality fittings. Stylish kitchen with built-in Bosch/Miele appliances, luxury shower room and separate cloakroom, gas central heating (installed 2017) Fitted wall to wall wardrobes to bedroom 1, wood effect flooring, carpets, light fittings & doors throughout.

Secluded and fully enclosed communal gardens and this property enjoys the benefit of a paved patio, with direct access via patio doors from the living room.

EPC RATING C



## Property Features

- 'L' SHAPED ENTRANCE HALL: 13'2 x 8'2
- LOUNGE/DINER: 20'11 x 13'8 > 11'9
- LUXURY KIT/BRKFST RM: 10'10 x 9'10
- SMART SHOWER ROOM: 6'2 x 5'5
- COMMUNAL GARDENS
- MASTER BEDROOM: 13'8 x 11'10
- BEDROOM 2: 10'2 x 7'11
- GOOD RANGE OF FITTED WARDROBES
- NEWLY FITTED CLOAKROOM
- GARAGE EN BLOC

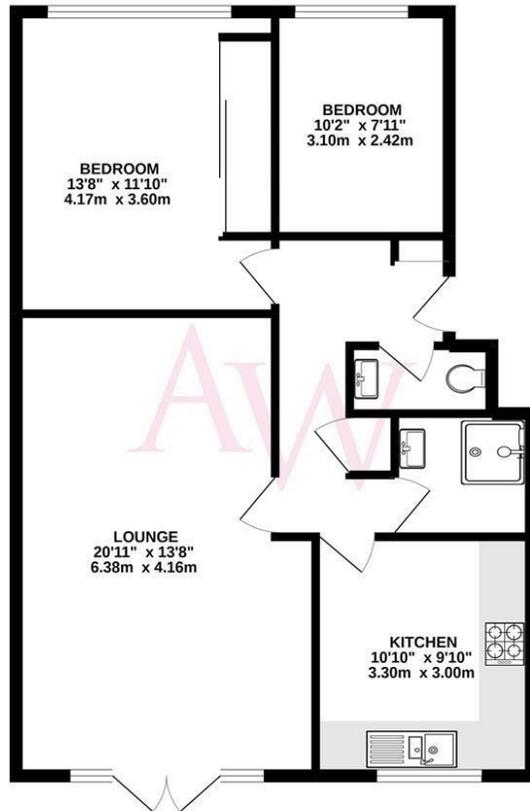
## Agents Notes

Annual maintenance charge payable in two six monthly instalments of £680.00 per half year.

Attractive laminate wood effect flooring to main areas and carpet to both Bedrooms

Very well fitted Kitchen with built-in Dishwasher, Washer/Dryer and Fridge/Freezer, Oven & Hob

GROUND FLOOR  
751 sq.ft. (69.8 sq.m.) approx.



TOTAL FLOOR AREA: 751 sq.ft. (69.8 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.  
Made with Metropix ©2022



## Contact us

149 High Street, Potters Bar, Herts, EN6 5BB  
01707 657181 | [pottersbar@andrewward.co.uk](mailto:pottersbar@andrewward.co.uk)

[www.andrewward.co.uk](http://www.andrewward.co.uk)

## Our Offices

**BARNET**  
175 High Street, Barnet EN5 5SU  
Tel: 020 8441 6000  
Email: [barnet@andrewward.co.uk](mailto:barnet@andrewward.co.uk)

**BROOKMANS PARK**  
35 Bradmore Green, Brookmans Park AL9 7QR  
Tel: 01707 649779  
Email: [brookmanspark@andrewward.co.uk](mailto:brookmanspark@andrewward.co.uk)

**POTTERS BAR**  
149 High Street, Potters Bar EN6 5BB  
Tel: 01707 657181  
Email: [pottersbar@andrewward.co.uk](mailto:pottersbar@andrewward.co.uk)

**Disclaimer:** "These property particulars, including floor plans, are set out as a general outline only for guidance and DO NOT constitute any part of an offer or contract. Any purchaser or other must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are given as approximate, no survey or testing of appliances has been carried out. No employee of Andrew Ward Estate Agents has the authority to make or give any representation or warranty in respect of the property."

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

**ANDREW WARD** EST. 1988  
ESTATE AGENTS