



38 POTTERS COURT, DARKES LANE, POTTERS BAR EN6 2HS

Offers In Excess Of £200,000 | Leasehold

ANDREW WARD EST. 1988
ESTATE AGENTS



Property Overview

We are delighted to offer for sale one of the largest two double bedroom flats (approximately 760 sq ft), in the highly sought after Potters Court retirement development. The property, which is on the first floor features a 26ft living/dining room, kitchen, two very spacious bedrooms and a bathroom which is fitted with a shower.

It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years.





Property Features

- RECEPTION ROOM: 26'7 x 14'8
- KITCHEN: 11'6 x 7'3
- LIFT
- COMMUNAL GARDENS
- DOUBLE GLAZED WINDOWS
- BEDROOM 1: 15'8 x 9'3
- BEDROOM 2: 15'8 x 9'2
- BATHROOM
- ELECTRIC HEATING
- CHAIN FREE

Agents Notes

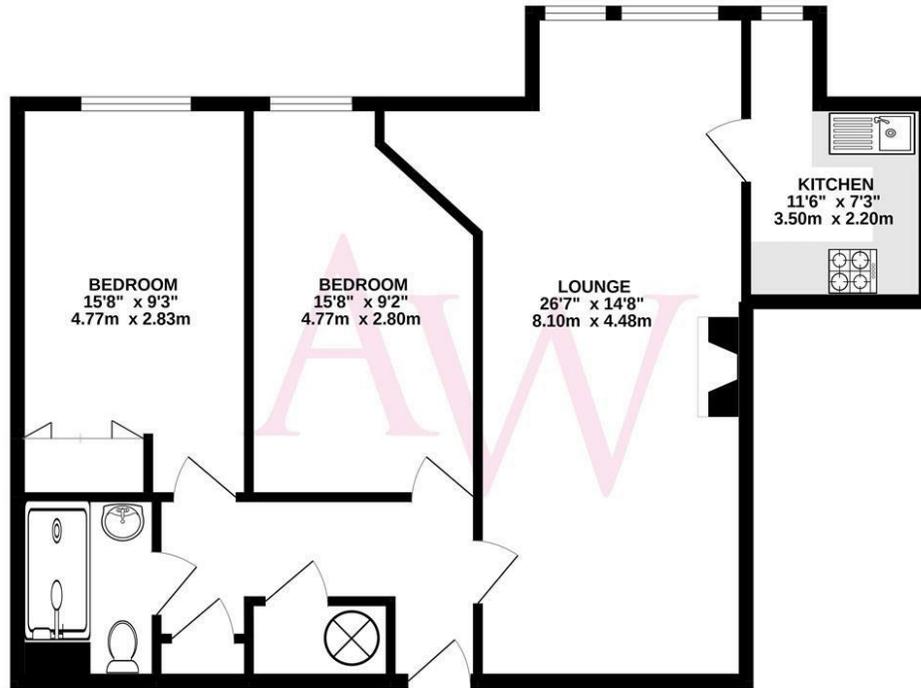
The development has a number of facilities which include a residents' lounge, 24 hour emergency Appello call system, CCTV cameras in car park, house manager, communal laundry room, video entry system, guest suite and lift to all floors, residents' and visitor parking and well maintained communal gardens.

We understand that the lease has approximately 104 years remaining, an annual ground rent of £410.00 and an annual service charge of approximately £3,519.32.

EPC RATING: B

COUNCIL TAX BAND: D

FIRST FLOOR
760 sq.ft. (70.6 sq.m.) approx.



TOTAL FLOOR AREA : 760 sq.ft. (70.6 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

www.andrewward.co.uk

Our Offices

BARNET
175 High Street, Barnet EN5 5SU
Tel: 020 8441 6000
Email: barnet@andrewward.co.uk

BROOKMANS PARK
35 Bradmore Green, Brookmans Park AL9 7QR
Tel: 01707 649779
Email: brookmanspark@andrewward.co.uk

POTTERS BAR
149 High Street, Potters Bar EN6 5BB
Tel: 01707 657181
Email: 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