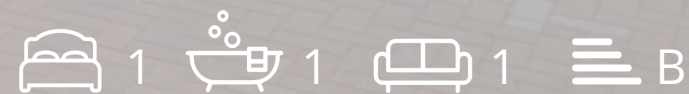




Darkes Lane

Potters Bar, Herts, EN6 1BZ

Offers In Excess Of £300,000



Darkes Lane

Potters Bar, Herts, EN6 1BZ

An extremely well presented one double bedroom first floor apartment with the benefit of two southerly aspect balconies in this exceptional Assisted Living development built by McCarthy and Stone within easy reach of Potters Bar's shopping and transport facilities including the mainline station. The development, which has both lift and stair access stands in landscaped garden and grounds and offers an on site restaurant as well as a resident's lounge, a function room and a laundry room. The apartment has a welcoming hallway, a lounge leading to a balcony and the fully fitted kitchen with integrated appliances, a double bedroom leading to the second balcony with a spacious built in wardrobe and a wet room which can be accessed either as an en suite or from the hall. EPC: B

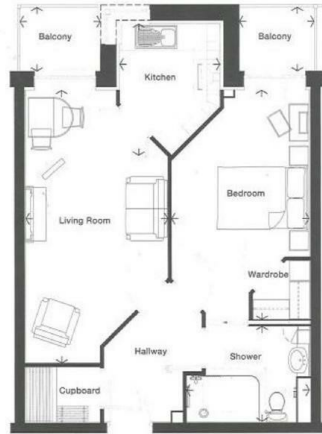




Floor Plan

The dimensions given on these plans are for general guidance only. Although every effort has been made to ensure accuracy, dimensions cannot be guaranteed and are provided for illustrative purposes only and are not to scale. We have not tested any equipment, fixtures, fittings or services. A buyer is advised to obtain verification from their Solicitor or Surveyor. Age Restrictions apply on all retirement developments.

Typical one bedroom apartment



Living Room (Max.)	20'3" x 10'7"	(6172mm x 3232mm)
Balcony (Max.)	6'0" x 4'9"	(1837mm x 1450mm)
Kitchen (Max.)	9'9" x 7'6"	(2979mm x 2279mm)
Shower (Max.)	9'2" x 7'1"	(2791mm x 2152mm)
Bedroom (Max.)	17'0" x 10'3"	(5194mm x 3127mm)
Balcony (Max.)	5'7" x 4'9"	(1707mm x 1450mm)

Viewing

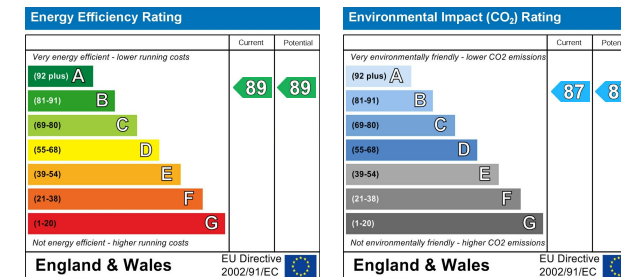
Please contact our Barnet Office on 0208 441 7173 if you wish to arrange a viewing appointment for this property or require further information.

1. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order, or fit for their purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.
2. References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.
3. Room measurements have been made using a Laser Meter. Complete accuracy cannot be guaranteed and therefore the room sizes given should be regarded as being approximate.
4. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.
5. Floor plans remain copyright of Sean Heaney Estate Agents and are not to be copied in part or full without written consent, are provided for illustrative purposes only and are not to scale.

Area Map



Energy Efficiency Graph



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