

33 Parkside, High Street, Potters Bar, EN6 5AU
Offers in Excess of £300,000 Leasehold (*see note over)

This two double bedroom first floor flat is conveniently located on Potters Bar High Street and is within reach of local shops & amenities, Potters Bar Bus Station plus Oakmere Park & Parkfield open space. The property benefits from double glazing, gas central heating via a combination boiler and a garage en-bloc to the rear. Offered on a chain free basis, internal viewing is highly recommended.

COMMUNAL ENTRANCE

Communal entrance with entryphone system, stairs leading to first floor landing, inner lobby with door to property.

HALLWAY

Light wood effect flooring, storage cupboard, wall mounted entryphone, doors to all rooms.

LOUNGE 15' 7" x 12' 8" (4.75m x 3.86m) approx

Two double glazed windows to front, coved ceiling, double radiator, feature fireplace with wooden mantle housing gas fire, wall lights.



KITCHEN 9' 7" x 7' 11" (2.92m x 2.41m) approx

Double glazed window to rear, paneled ceiling, worktops with a range of matching wall, base & drawer units, 1 1/2 bowl stainless steel sink unit with mixer taps and drainer, tiled walls, space & plumbing for washing machine, space for under counter fridge & freezer, space for gas cooker, light wood effect flooring, wall mounted combination boiler.



BEDROOM 1 13' 10" x 12' 8" (4.21m x 3.86m) approx

Double glazed window to front, double radiator, fitted wardrobes, dresser and drawers.



BEDROOM 2 13' 0" x 7' 11" (3.96m x 2.41m) approx

Double glazed window to rear, double radiator.



SHOWER ROOM 7' 8" x 5' 2" (2.34m x 1.57m) approx

Coved ceiling, double glazed window to rear with privacy glass, floating vanity unit with mixer taps and mirror fronted cabinet above, low level w.c, fully tiled shower with wall mounted thermostatic shower and fixed glass shower screen, tiled flooring, extractor fan, heated towel rail.



EXTERNAL AREAS

Brick built storage shed to rear, communal lawn area to front and rear.



GARAGE

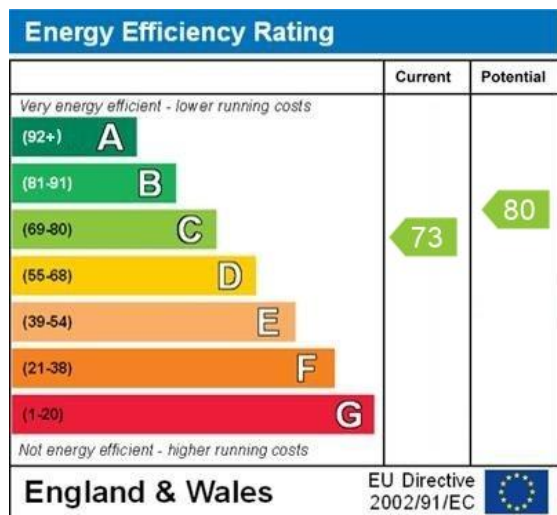
Single garage with up & over door to front.



LEASEHOLD PROPERTIES:

Ground Rent: £150
Service Charges: £819.24
Garage rent is £25pa
Buildings Insurance: Included
Lease length: 87

Council Tax Band: C Hertsmere
Parking arrangements: Garage en bloc
Mains Gas: Yes
Mains Electric: Yes
Mains Water/drainage: Yes
Heating Type: Gas central heating
Surface Water Flood Risk: Very Low Risk
Rivers & The Seas Flood Risk: Very Low Risk
(source: Gov.uk)
Broadband Availability: Standard & Ultrafast (FTTP is not available)
(Source: Ofcom & BT Broadband Availability Checker)
Mobile Availability: EE & Vodaphone - Good outdoor & in home. O2 & Three - Good outdoor
(Source: Ofcom)



FIRST FLOOR
644 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA : 644 sq.ft. (59.8 sq.m.) approx.

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