

Asking price of £260,000

Bornedene, Potters Bar, EN6 3EN



- Purpose Built
- Two Bedrooms
- First Floor
- Allocated Parking
- Potential Investment Opportunity
- Lounge/Diner

A two bedroom, first floor purpose built apartment located in a quiet cul-de-sac with an allocated parking space. The apartment is conveniently situated within 0.9 miles from Potters Bar mainline station and within 0.5 miles of Furzefield Leisure Centre.

Website: www.raineandco.com Email: pottersbar@raineandco.com



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Entrance Lobby

Access via communal entrance and stairs to first floor.

Entrance Hall

Single glazed window to rear. Electric heater to one wall. Carpeted flooring. Loft access. Entry phone. Two storage cupboards one housing hot water storage tank.

Lounge/Diner

5.40m x 3.20m (17'9" x 10'6")

Single glazed window to side and rear. Wall mounted storage heater. Carpeted flooring. Archway to kitchen.

Kitchen

Single glazed window to front. Wooden wall and base kitchen units with rolled worktop. Stainless steel sink with drainer and mixer tap. Space for freestanding oven. Plumbing for washing machine and space for fridge/freezer. Lino flooring.

Bathroom

Wash hand basin with mixer tap and low level WC. Mosaic tile with marble inset walls. Panel enclosed bath with shower over and glass screen. Granite tiled flooring, Heated towel rail.

Primary Bedroom

3.00m x 2.60m (9'10" x 8'6")

Single glazed window aspect to front. Wall mounted electric heater. Fitted wardrobes with mirrored sliding doors. Carpeted flooring.

Bedroom Two

4.20m x 1.70m (13'9" x 5'7")

Single glazed window to front. Wall mounted electric heater.

Additional Information

Leasehold with a lease length remaining of 96 years
Ground rent of £ TBC PA
Parking bays available



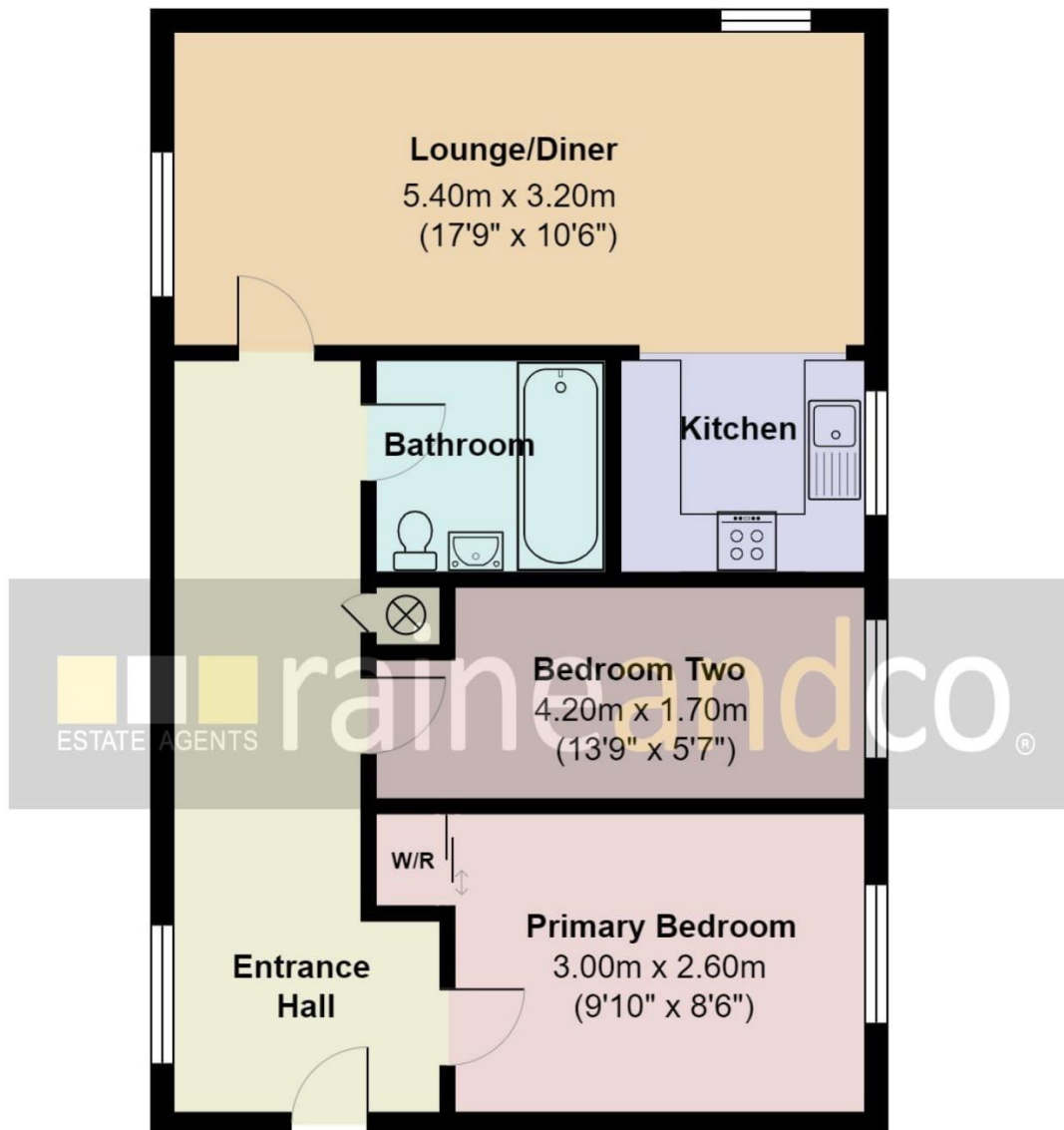
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

Awaiting Confirmation

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER RAINE AND CO NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.



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Total area: approx. 44.7 sq. metres (481 sq. feet)

All measurements are approximate and for display purposes only