



## Bornedene, Potters Bar, Hertfordshire, EN6

Offers in the region of: £260,000

Benham  
& Reeves

# Bornedene, Potters Bar, Hertfordshire, EN6

 1 Bedroom (s)  1 Bathroom (s)  Share of Freehold

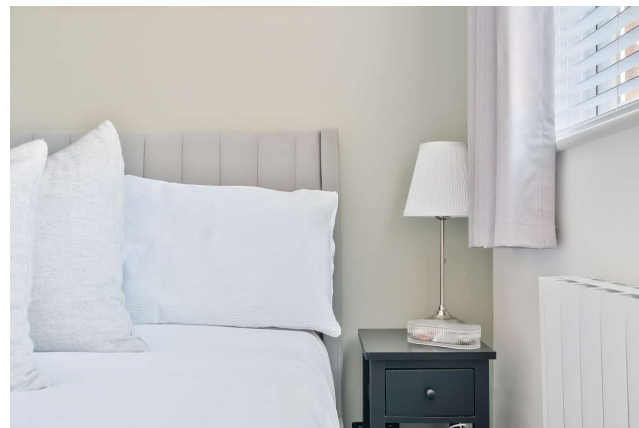
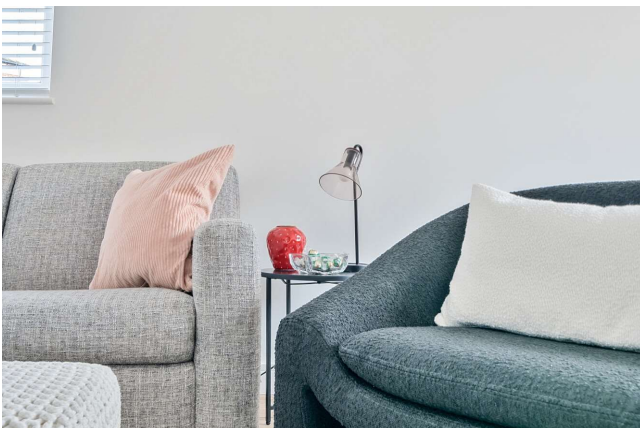
REF#: BEA240311

Situated on the ground floor is this immaculate one bedroom apartment which spans a comfortable circa. 458 square feet. The property boasts a custom designed kitchen with integrated Bosch oven and microwave, fridge freezer, dishwasher and washing machine. The living room benefits from a dual aspect facing both East & West allowing natural light to flood through the open plan area, as well as offering ample space for dining and entertaining. The bathroom is stylishly fitted with a shower bath, combined vanity unit and toilet, and a heated towel rail. Further benefits include a cosy carpeted bedroom, Creston Oak Nature laminate flooring throughout the living areas, Rointe Sygma electric radiators, telephone entry system, allocated parking space, share of freehold with extended lease of 999 years upon completion and offered with no onward selling chain. Internal viewing is highly recommended.

The property is located within a quiet residential cul-de-sac in Potters Bar. Potters Bar is set in the midst of the countryside whilst conveniently bordering the northern part of metropolitan London and is today very much in the city's commuter belt. The property is within walking distance to Potters Bar railway station which is serviced by Great Northern & Thameslink which has fast, regular services into London (Kings Cross, Moorgate & Farringdon). In particular, you can reach Kings Cross in approximately 20 minutes or Cambridge in just over an hour. Other transport links include the 84, 242, 313, 356, 398 and 626 bus routes, and the M25 and A1m by road. Also within walking distance are a wide variety of restaurants, cafes, leisure venues, parks and schools.

\*In accordance with the Estate Agency Act 1979, we must inform you that a member of Benham and Reeves staff has an interest in this property.



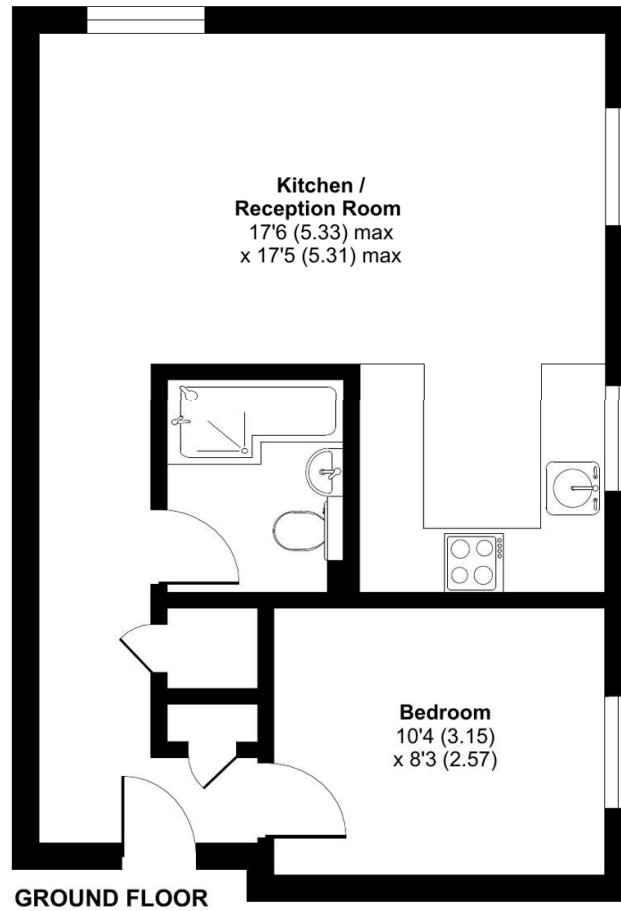


## Property Features:

- Chain Free
- Extended Lease Of 999 Years Upon Completion
- Share Of Freehold
- Stylish One Bedroom Apartment
- Ground Floor
- Circa. 458 Square Feet
- Allocated Parking Space
- Potters Bar Station (Great Northern & Thameslink)

## Bornedene, Potters Bar, Hertfordshire, EN6

Approximate Area = 458 sq ft / 42.5 sq m  
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Offers in the region of:	£260,000
Tenure:	Share of Freehold Expires 30/06/2116 Approximately 91 Years Remaining – 999 years upon completion
Ground Rent:	£0.00 (per annum) Peppcorn For the year of 2024
Service Charge:	£2,342.00 (per annum) For the year of 2024
Anticipated Rent:	£1,300.00 pcm Approx. 6.0% Yield

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

## Viewings:

All viewings are by appointment only through our Beaufort Park Office.

Our reference: BEA240311

T: 020 8732 7980

E: [beaufortpark.sales@benhams.com](mailto:beaufortpark.sales@benhams.com)

W: [www.benhams.com](http://www.benhams.com)