

Asking price of £310,000

Albany Gate, Darkes Lane, Potters Bar, EN6



- **IDEAL RENTAL INVESTMENT**
- **ALLOCATED PARKING SPACE**
- **FIRST-FLOOR**
- **ONE BEDROOM**
- **LIFT ACCESS**
- **VOICE INTERCOM**
- **OPENPLAN LAYOUT**

Converted in 2017, this is a luxury first-floor one bedroom apartment, with an open plan modern kitchen with integrated appliances and lounge area, bedroom with fitted floor to ceiling wardrobes, fully tiled bathroom and gated allocated parking. Albany Gate is situated in Darkes Lane, next to Potters Bar main line station, which provides a fast direct train to London Kings cross in under 20 Minutes and within easy walking distance to amenities on Darkes Lane.

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



Albany Gate, Darkes Lane, Potters Bar, EN6

Entrance Hall

Open Plan Kitchen / Lounge

3.33m x 6.72m (10'11" x 22'1")
Luxury bespoke fitted kitchen with high quality 'NEFF' appliances throughout, a range of high gloss wall and base kitchen units with a beautiful stone work surface and upstand. Includes a fully integrated oven, hob and extractor, fridge freezer, dishwasher and washer dryer. Stainless steel sink with a chrome mixer tap. Wood veneer flooring in kitchen/living area, fitted mains operated smoke detectors, under pelmet lighting and high-performance double glazed lockable windows.

Kitchen

Lounge

Bedroom

3.00m x 4.12m (9'10" x 13'6")
Individually designed mirror fronted fitted wardrobes, carpeted flooring and high-performance aluminium windows.

Bathroom

Comprising of contemporary white sanitary ware, polished chrome thermostatic shower lever, wash hand basin with chrome mixer tap in vanity unit, part wall tiling to wet areas, extractor fan. Polished chrome heated towel rail and feature mirror.

Communal Areas

One allocated parking space within gated car park and communal bike storage.

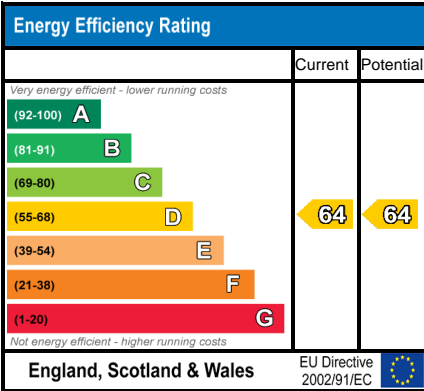
Additional Information

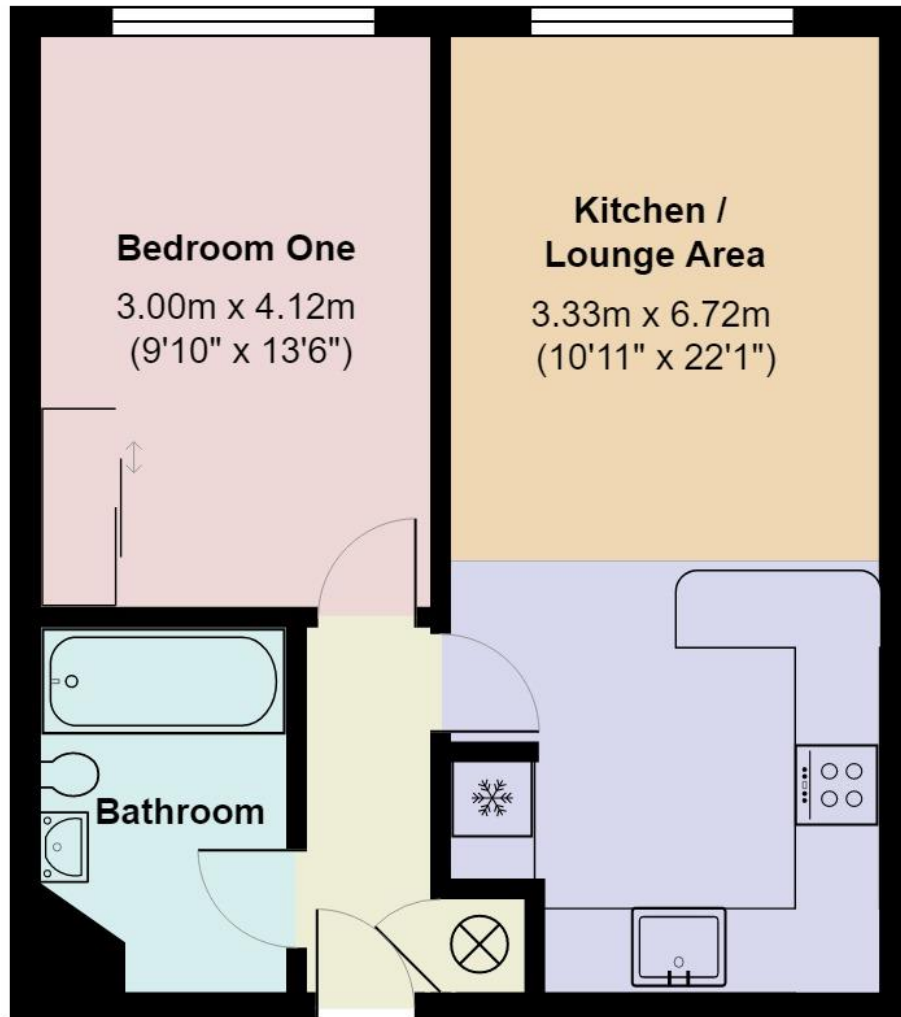
Service Charge: £TBC
Ground Rent: £395
Remaining years on lease of 121 years.
Present chain free.



TF17310321

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 WHATEVER IN RELATION TO THIS PROPERTY.





Darkes Lane, Potters Bar EN6

Total approximate floor area of 48m²/516sqft

All measurements are approximate and for display purposes only