

Guide Price £320,000

Chauncy Avenue, Potters Bar, EN6 5EL



- **First Floor Maisonette**
- **Long Lease**
- **Double Glazed Throughout**
- **Chain Free**
- **Two Bedrooms**
- **Potential To Extend STPP**
- **Gas Central Heating**
- **Excellent Condition**

Raine and co offer to the market this extremely well presented, spacious first floor maisonette. Benefitting from a long lease and recent refurbishment this property is an ideal purchase for a first time buyer or investor, looking to purchase a CHAIN FREE property.

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



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Entrance

Entrance via front door, access hallway via stairs to first floor, double glazed window to side aspect;

Hallway

Access to all rooms, storage cupboard with boiler and electric meter, access to loft and wooden effect flooring;

Living Room

5.18m x 3.33m (16'12" x 10'11")

Gas fireplace, double glazed window to front aspect, access to kitchen and wooden effect flooring;

Kitchen

3.05m x 2.11m (10'0" x 6'11")

Wall and base units, intergrated fridge freezer, fitted electric double oven, boiler, stainless steel sink with mixer tap, electric four ring hob and white splashback tiles;

Bedroom One

4.24m x 3.33m (13'11" x 10'11")

Wooden effect flooring, fitted wardrobes and double glazed window to rear aspect;

Bedroom Two

3.05m x 2.79m (10'0" x 9'2")

Wooden effect flooring and double glazed window to rear aspect;

Bathroom

Low level WC, floating sink with storage, fully tiled, panel enclosed bath with shower over and shower screen;

Additional Information

Lease Length: 135 years remaining

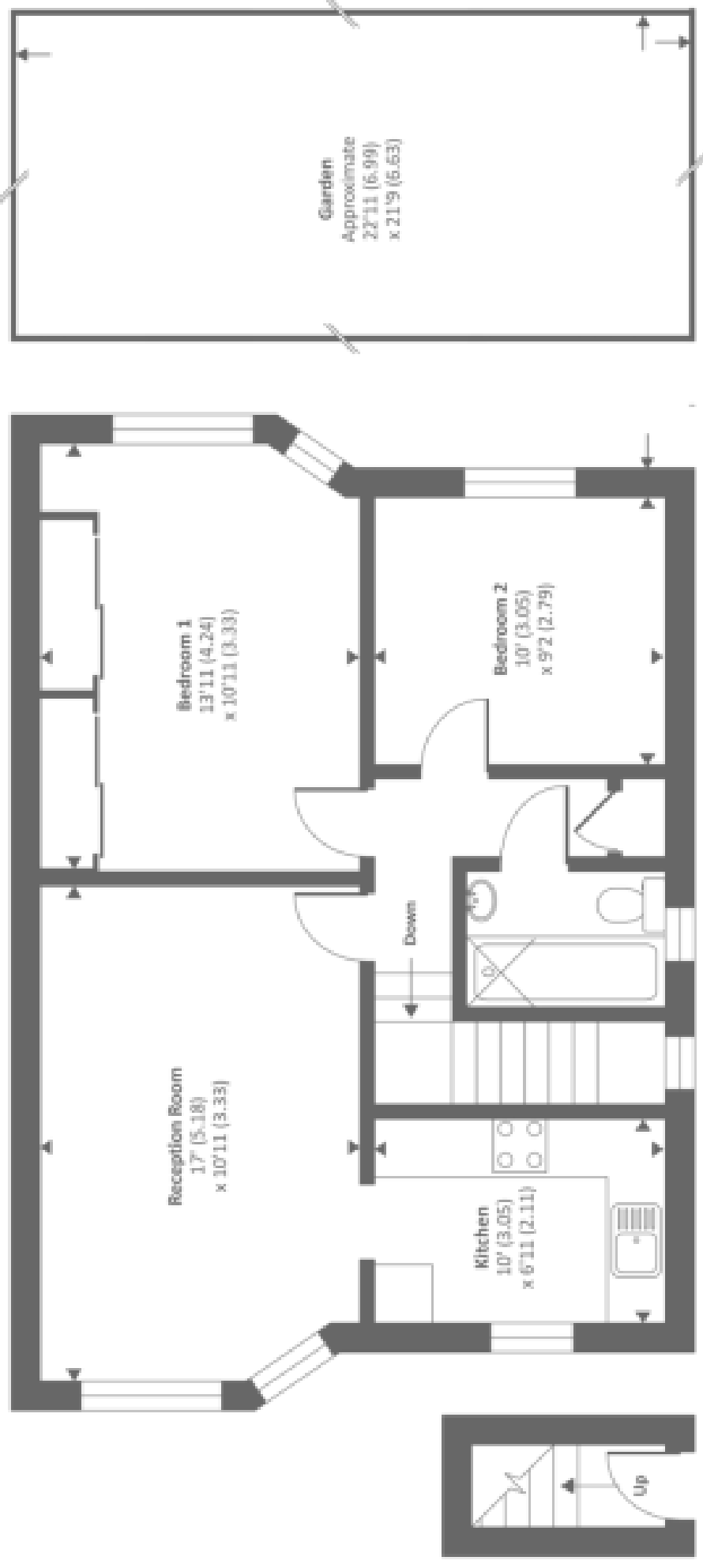
Ground Rent: £75 Per Annum

Maintenance Charge: £350 Per Annum

Front Garden



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.



Approx. gross internal floor area 661 SQFT / 61.4 SQM
Approx. gross external floor area 794 SQFT / 74 SQM
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