



## Southgate Road, Potters Bar, Hertfordshire, EN6 5EX

**£425,000**

- TWO DOUBLE BEDROOM APARTMENT
- OFF STREET PARKING
- SECURE VIDEO ENTRY
- GAS CENTRAL HEATING
- SUPERB ROOF TOP VIEWS
- VISITOR PARKING SPACE
- BALCONY
- EN-SUITE
- FIRST FLOOR
- CLOSE TO SHOPS / RESTAURANTS / TRAIN STATION
- 115 YEAR LEASE

108, High Street, Potters Bar, EN6 5AT

01707 245 555

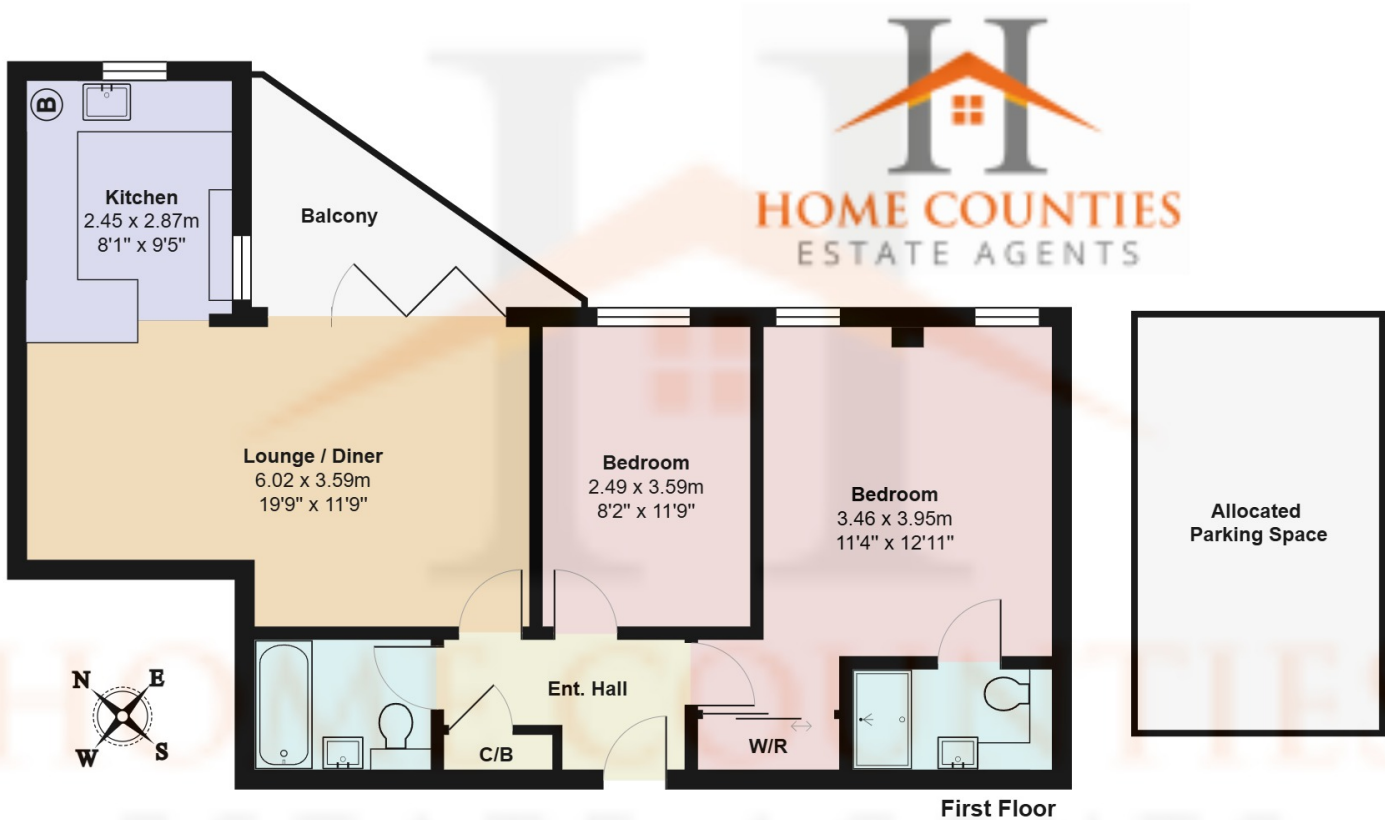
[www.home-counties.com](http://www.home-counties.com)

# Southgate Road, Potters Bar, Hertfordshire, . EN6 5EX

## £425,000 Leasehold

Stylish Two Bedroom, Two Bathroom Apartment in Prime Potters Bar Location

This superb, modern first-floor apartment offers spacious living with two generous double bedrooms and two bathrooms, including a contemporary en-suite shower room. Ideally situated on Southgate Road, it's just moments from Potters Bar High Street with its vibrant selection of shops and restaurants, and only a 15-minute walk to Potters Bar Mainline Station. The property boasts a private balcony with stunning rooftop and distant countryside views to the rear, perfect for relaxing or entertaining. Additional features include gas central heating, double glazing, and a secure allocated parking space. A fantastic opportunity for stylish, convenient living in a sought-after location.



### Senate House, Hertfordshire EN6

Total Area: 65.7 m<sup>2</sup> ... 707 ft<sup>2</sup> (excluding balcony, parking space)  
All measurements are approximate and for display purposes only

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

