



**Orchard Court, Mimms Hall Road, Potters Bar, Hertfordshire,
EN6**

£215,000

- **ONE DOUBLE BEDROOM APARTMENT**
- **ENTRY PHONE SYSTEM**
- **CHAIN FREE**
- **SECURE GATED DEVELOPMENT**
- **ROOFTOP GARDEN**
- **CLOSE TO SHOPS / RESTAURANTS / TRAIN STATION**

108, High Street, Potters Bar, EN6 5AT

01707 245 555

www.home-counties.com

Orchard Court, Mimms Hall Road, Potters Bar, Hertfordshire, . EN63DW

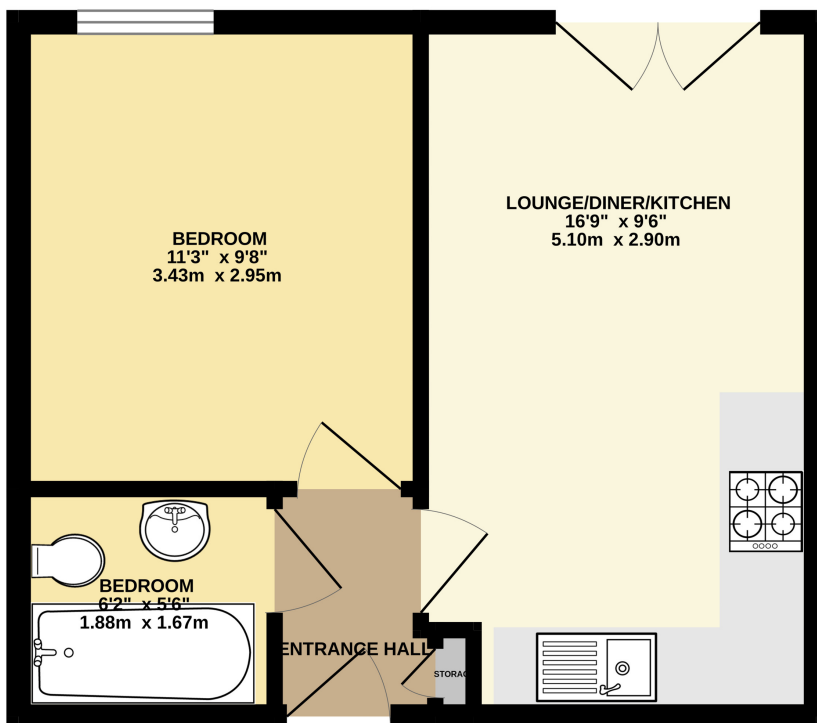
£215,000 Leasehold

This newly refurbished one double bedroom apartment is ideally located moments from local shops, Furzeifield Leisure Centre and within a short walk to Potters Bar Railway Station. The property benefits from gated entrance and secure car parking with one space plus visitor bay, video entry phone, newly refurbished to a high standard with Brand new kitchen with integrated appliances, open plan Kitchen / Living Room with Juliet Balcony doors, good size DOUBLE BEDROOM with new carpets and Fitted Mirrored Wardrobes and a fully tiled modern bathroom.

Another benefit is the DECKED ROOFTOP COMMUNAL GARDEN.

Ideal for Rental Invest

GROUND FLOOR
321 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA : 321 sq.ft. (29.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

