



Ritz Court, Potters Bar, Hertfordshire, EN6 1UE

£280,000

- 990 YEAR LEASE
- IDEAL LOCATION
- GARAGE
- 5 MINUTES WALK TO POTTERS BAR MAINLINE STATION
- CHAIN FREE
- OFF STREET PARKING
- FRONT GARDEN
- MOMENTS FROM SHOPS AND AMENITIES

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£280,000 Leasehold

Situated just moments from local shops and amenities off Darkes Lane in the heart of Potters Bar, this ground floor maisonette offers an excellent opportunity for buyers seeking a well-located home with scope to modernise. The property comprises a bright and spacious lounge/dining room, providing ample space for both relaxing and entertaining. A separate kitchen is positioned to the rear, offering practical layout potential for updating to suit contemporary tastes.

The double bedroom benefits from built-in storage, while the bathroom is conveniently located off the hallway. Additional features include multiple storage cupboards and the advantage of Driveway and detached garage, ideal for parking or additional storage, plus secluded garden to the front.

Requiring modernisation throughout, this property presents a fantastic opportunity for first-time buyers, downsizers, or investors to add value and create a home tailored to their own specification. Ideally positioned within easy reach of Potters Bar mainline station, local shops, and transport links, this maisonette combines convenience with strong potential.



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Total Area: 40.5 m² ... 436 ft² (excluding garage)

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	76
(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	

