



Southgate Road, Potters Bar, Hertfordshire, EN6

£300,000

- two bedroom apartment
- 114 year lease
- good location
- ground floor
- open plan lounge kitchen diner
- good transport links

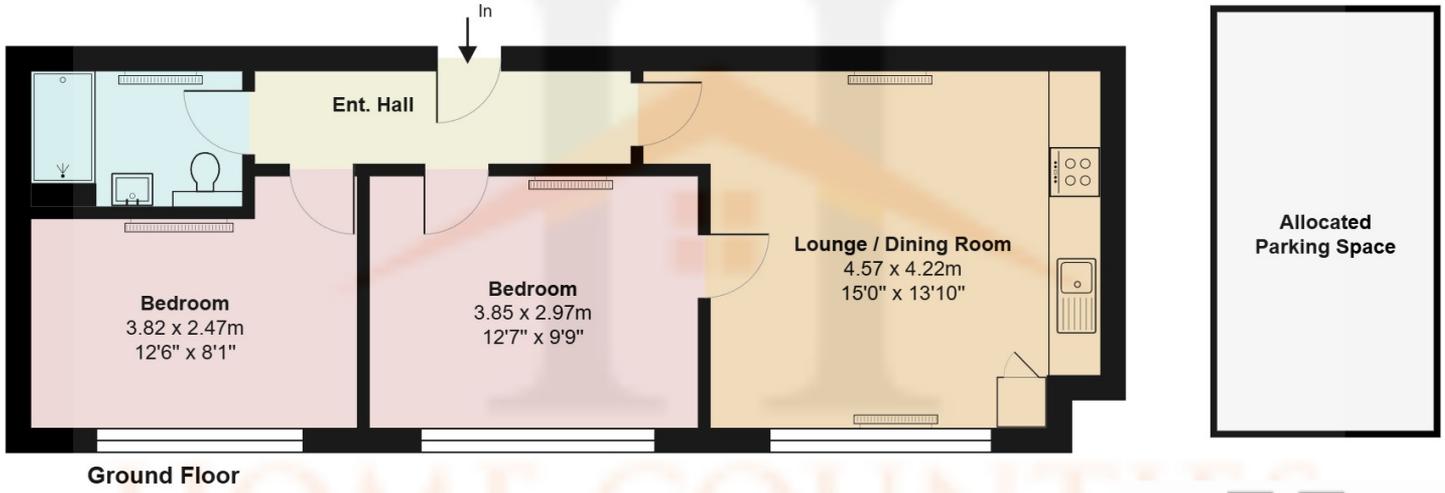
Southgate Road, Potters Bar, Hertfordshire, . EN6

£300,000 Leasehold

This well-presented ground floor apartment offers two generous double bedrooms and a bright open-plan kitchen/reception room, creating a practical and sociable living space.

The bathroom is fitted with a modern shower suite. Residents are welcomed by an impressive entrance foyer, providing a striking first impression on arrival at Senate House. The property further benefits from a share of the freehold and a secure, gated allocated parking space.

Tenure: Share of Freehold Lease: 114 years remaining (with the benefit of extending the lease on payment of administrative costs only) Service Charge: £979 per annum Ground Rent: £125 per annum EPC Rating: C Council Tax Band: D



Southgate Road, Hertfordshire EN6

Total Area: 52.5 m² ... 565 ft²

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	80	80
(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	

