

FOR SALE

£450,000 Leasehold



WOODHOUSE
PROPERTY CONSULTANTS

Apartment 3, 125 Mimms Hall Road, Potters Bar, Hertfordshire. EN6 3EH

ABOUT THE PROPERTY

** Ready for move-in January 2025 **

** Share of freehold 999 years, and Peppercorn rent **

Woodhouse are pleased to offer this ground floor luxury apartment that will be ready for you at the turn of the new year. With spacious layouts and premium finishing, further benefits include allocated parking and a private Garden. There are apartments available upstairs with Balcony.

At this stage, you have the opportunity to visit the site, benefit from an early-bird discount subject to a modest reservation fee, and finally there is still time to choose certain colour schemes such as kitchen units or flooring. Contact Woodhouse today to discuss further today!

This attractive & modern build is situated on Mimms Hall Road - a quiet residential road with local shops nearby and within walking distance you have the town centre and Potters Bar Station (which takes you into Kings Cross or Moorgate). The coveted Dame Alice Owen's School is also within catchment.

The 2-beds are starting at £450,000 and the 3-beds at £495,000. Contact Woodhouse today for further discussion and to arrange a site visit.

FEATURES

- Luxury New Ground Floor Apartment
- Ability to personalise your colour schemes
- Site Visit + Early-bird discount available
- 2 Bedrooms
- Ready for move-in January 2025
- Master Bedroom with En-suite
- Open-plan living
- Comes with either Private Garden or Balcony
- Allocated parking
- Share of freehold (999 years)
- Peppercorn Ground Rent
- Walking distance to Potters Bar Town Centre & its Railway Station
- Catchment for coveted school



ROOM DESCRIPTIONS

Flat	Size	Bedrooms	Amenity
Unit 1, GF	90.5 sqm	x1 Double Bed, x2 Single Bed	22 sqm Private Garden
Unit 2, GF	84.3 sqm	x2 Double Bed	50 sqm Private Garden
Unit 3, GF	76 sqm	x2 Double Bed	25 sqm Private Garden
Unit 4, 1F	91.5 sqm	x2 Double Bed, x1 Single Bed	Private Balcony
Unit 5, 1F	84 sqm	x2 Double Bed	Private Balcony
Unit 6, 1F	76sqm	x2 Double Bed	Private Balcony
Unit 7, 2F	90.5 sqm	x2 Double Bed, x1 Single Bed	Private Balcony
Unit 8, 2F	84.2 sqm	x2 Double Bed	Private Balcony
Unit 9, 2F	76sqm	x2 Double Bed	Private Balcony



Proposed Ground Floor:

Apartment 1-
3 Bedrooms
Approx 90.5 sqm / 975 sqf
Comes with Garden 22 sqm / 236 sqf

Apartment 2-
2 Bedrooms
Approx 84.3 sqm / 910 sqf
Comes with Garden 50 sqm / 540 sqf

Apartment 3-
2 Bedrooms
Approx 76 sqm / 820 sqf
Comes with Garden 25 sqm / 270 sqf



FLOORPLAN



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