



## Marshe Close, Potters Bar – EN6 5NR

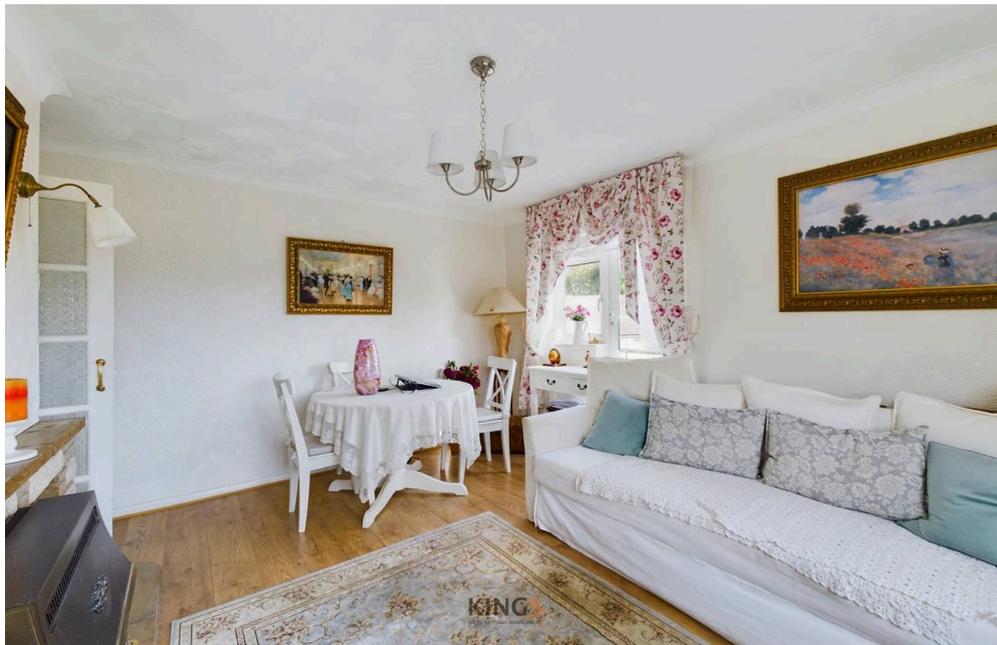
£225,000 Leasehold

SECOND FLOOR FLAT • ONE DOUBLE BEDROOM • DUAL ASPECT LIVING ROOM • SEPARATE KITCHEN • PRIVATE GARDEN & JULIET BALCONY • UN-ALLOCATED PARKING BAYS • ACCESSIBLE LOCATION • CHAIN FREE • LEASEHOLD

**KINGS**  
SALES LETTINGS MANAGEMENT



Undergoing lease extension and will have 174 years remaining upon completion. Situated conveniently for access to Cockfosters Tube Station (Picadilly Line), Potters Bar High Street, schools, shops and Oakmere Park is this chain free one bedroom top floor apartment perfect for investors or first time buyers. The property comprises a spacious dual aspect living room with Juliet balcony and lovely views, separate kitchen with breakfast bar area, double bedroom and shower room. This home further benefits from a private section of garden, external ground floor storage, direct access to the loft and both on street and un-allocated bay parking.



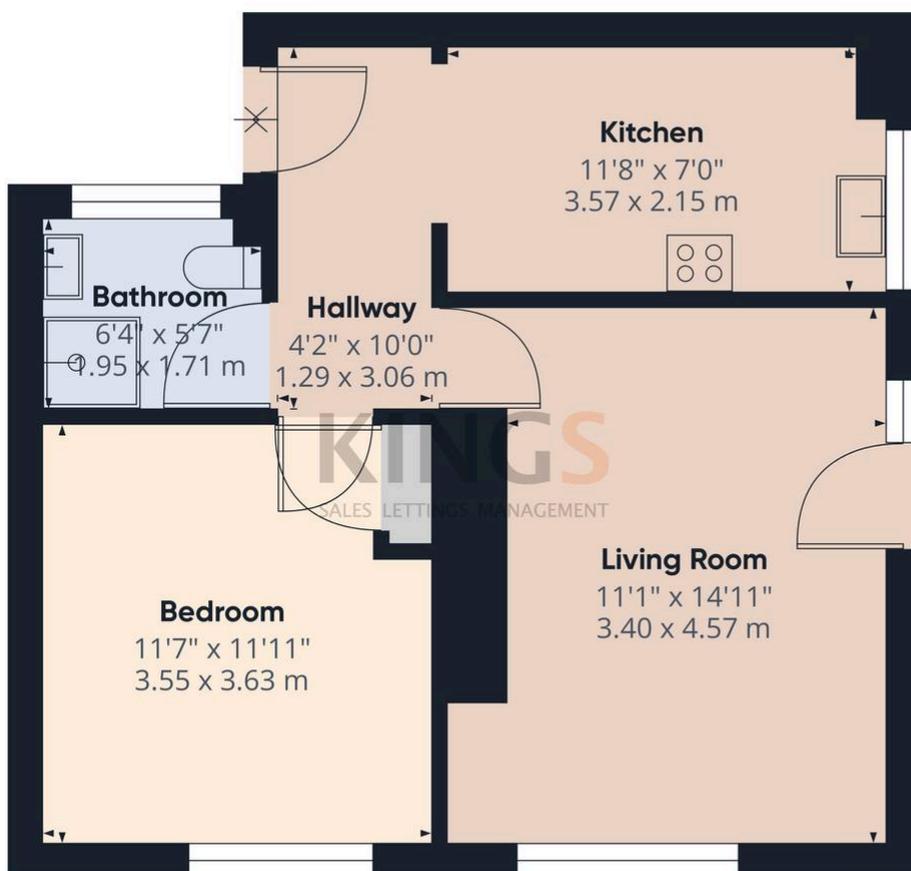
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency  
Rating: C

EPC Environmental Impact  
Rating: C





Approximate total area<sup>(1)</sup>  
477.16 ft<sup>2</sup>  
44.33 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

