

Cringle Court, Thornton Road, Potters Bar, EN6 1LR



**Price: £325,000**  
**Leasehold**

Vanessa McCallum Estates Ltd  
51 Bradmore Green, Brookmans Park,  
Hertfordshire, AL9 7QS  
Tel: 01707 320432  
Email: [sales@vanessamccallumestates.co.uk](mailto:sales@vanessamccallumestates.co.uk)  
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**\*\*CHAIN FREE\*\***

A refurbished ground floor 2 bedroom purpose built flat situated in the sought after cul-de-sac in the heart of Little Heath. This property is offered for sale on a chain free basis and has a great size lounge, fully fitted kitchen and garage en-Bloc. Refurbishments include a new kitchen, new carpets, kitchen flooring, and a new bath with shower. An internal viewing is highly recommended.

- REFURBISHED 2 BEDROOM GROUND FLOOR FLAT
- CHAIN FREE
- GREAT SIZE LOUNGE
- CUL-DE-SAC
- GARAGE EN-BLOC
- COMMUNAL PARKING /GROUNDS

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## **FEATURES**

### **DESCRIPTION**

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### **ACCOMMODATION**

ENTRANCE HALLWAY  
KITCHEN  
LIVING ROOM  
2 BEDROOMS

GARAGE EN-BLOC  
COMMUNAL PARKING  
COMMUNAL GROUNDS

### **LOCATION**

Cringle Court is on Coopers Road which is off Thornton Road. Little Heath Primary School and Mount Grace Secondary School are within walking distance. The shops and mainline railway station (Kings Cross and Moorgate) are a short drive away (or approx 20 minute walk). The M25 and A1(M) are a short drive away.

### **LOCAL AUTHORITY**

Welwyn Hatfield Council.

### **SERVICES**

Gas Central Heating and Mains Drainage.  
Council Tax Band C

£720 Service Charges per annum. (not verified).  
2143 Years left on Lease (not verified)

"There may be additional fees that could be incurred for items such as leasehold packs"

### **VIEWING**

STRICTLY BY APPOINTMENT VIA VANESSA MCCALLUM ESTATES

### **IMPORTANT INFORMATION CONCERNING THESE PARTICULARS**

None of the statements contained in these particulars are to be relied on as statements of fact. Any areas, measurements or distances are approximate and are only a guide. We have not tested any equipment, appliances or services to the property. Applicants must satisfy themselves by inspection or otherwise. These particulars do not form part of any contract.

### **ANTI MONEY LAUNDERING**

Due to Money Laundering Regulations, all purchasers and vendors are now legally obliged to provide formal identification from any person(s) wishing to purchase/sell a property through Vanessa McCallum Estates Ltd. Facial recognition will be offered at a charge of £25 plus vat per person.

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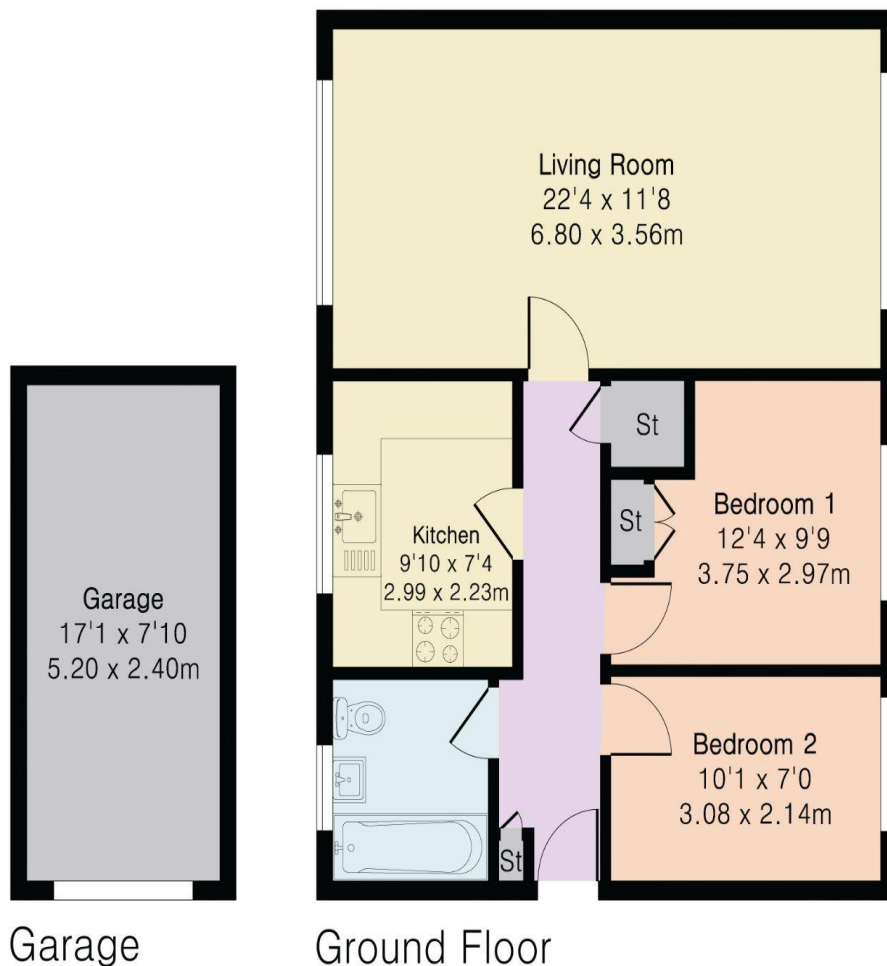


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**Approximate Gross Internal Area 654 sq ft - 61 sq m  
(Excluding Garage)**

Garage Area 134 sq ft – 12 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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