

The logo for STATONS, featuring the word in a bold, black, sans-serif font on a yellow background, with horizontal lines above and below the text.

STATONS



Village Hall

Cotton Road, Potters Bar



Flat 6 Village Hall
2B Cotton Road
Potters Bar
EN6 5JG

AVAILABLE BEGINNING OF FEBRUARY 2023 - AVAILABLE FURNISHED OR UNFURNISHED. This three bedroom, two bathroom first-floor apartment comes with gated off street parking for one car and is perfect for commuters representing modern living at its best. Situated in the heart of Potters Bar and with close proximity to Potters Bar Mainline Station, shops, bars and local restaurants.

Council Tax Band D
Hertsmere Council
5 Weeks Deposit







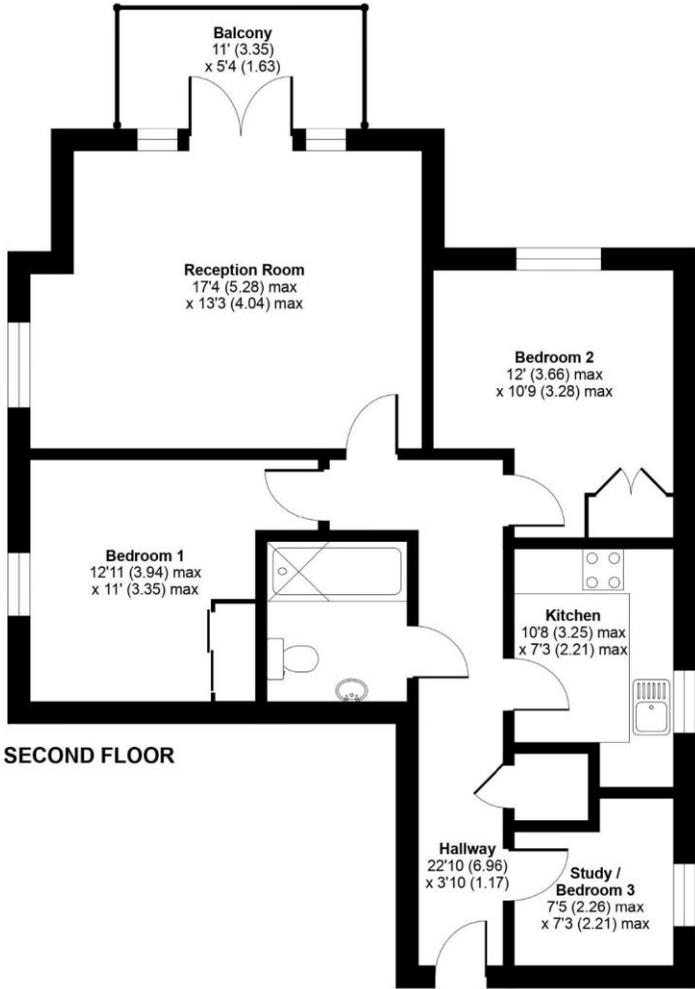




Flat 6, Cotton Road, EN6

Approximate Area = 778 sq ft / 72.3 sq m

For identification only - Not to scale



| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | |
| (81-91) B | | 85 | 85 |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | | |



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for nichecom REF: 687042

DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All size are approximate. All dimensions include wardrobe spaces where applicable.

STATONS

STATONS
Premier Lettings

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HERTS
EN5 5SX

020 8441 9796

