



**SITUATION**

Located in this popular residential area within easy walking distance of the local restaurants and shopping amenities of Potters Bar and enjoying excellent road links to the M25 (Junction 24) and the A1(M) (Junction 1). Potters Bar lies approximately 5 miles north west of Enfield and 14 ½ miles north of central London.

**PROPERTY**

Comprising a newly refurbished **Self-Contained Ground Floor Flat** benefitting from its own front entrance. The flat includes a fully fitted kitchen and bathroom, gas central heating (not tested), double glazed windows and **Off Street Parking** for one car.

**ACCOMMODATION**

**Ground Floor Flat**

- Kitchen/Lounge
- Bedroom
- Bathroom/WC
- Utility Room

**Gross Internal Area**                      **Approx 440 sq ft**

**VAT is NOT payable in respect of this Lot**

**TENURE**

**Leasehold for a term of 125 years from completion at a ground rent of £100 p.a. doubling every 25 years.**

**Offered with FULL VACANT POSSESSION**

**Note: There may be potential to acquire use of the private rear garden through separate negotiations with the Vendor.**



**Vacant 1 Bed Flat**

The Surveyors dealing with this property are **JONATHAN ROSS** and **SOPHIE TAYLOR**

**VENDOR'S SOLICITORS**

Debenhams Ottoway - Tel: 01923 857 171  
Ref: Ms Ruth Bolton - Email: rlb@dolegal.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £600 (including VAT) upon exchange of contracts