

# Fayerfield, Potters Bar, EN6

## Monthly Rental Of £1,350 Share of Freehold

3 Bedrooms | 1 Bathrooms | 1 Reception

**IVY GATE™**



### Summary:

\*\*\* £100 cash back on application \*\*\* Ivy Gate are delighted to market this larger than average and rare to find 3 bedroom first floor flat situated in a quiet cul de sac just off of the Causeway. The property is offered in immaculate condition and offer spacious living accommodation. Further benefits include double glazing throughout and gas central heating. This property is located within walking distance of the High Street and popular local schools as well as being within a short drive of Potters Bar mainline station.

**1.1 mile from Potters Bar BR Station**

**In catchment of good schools**

**Gas central heating**

**Double glazed**

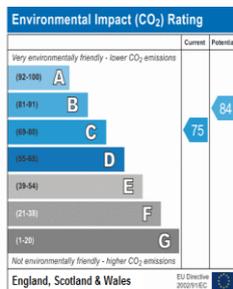
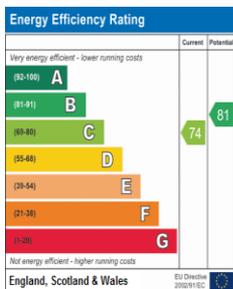
**Garage**

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Tenure: Share of Freehold  
 Council Tax: D  
 Local Authority: Hertsmere Borough Council  
 EPC Rating:

**MONEY LAUNDERING REGULATIONS 2003**

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.