



Flat 10 Arlingham House St. Albans Road, South Mimms, Potters Bar, EN6 3PH

£210,000



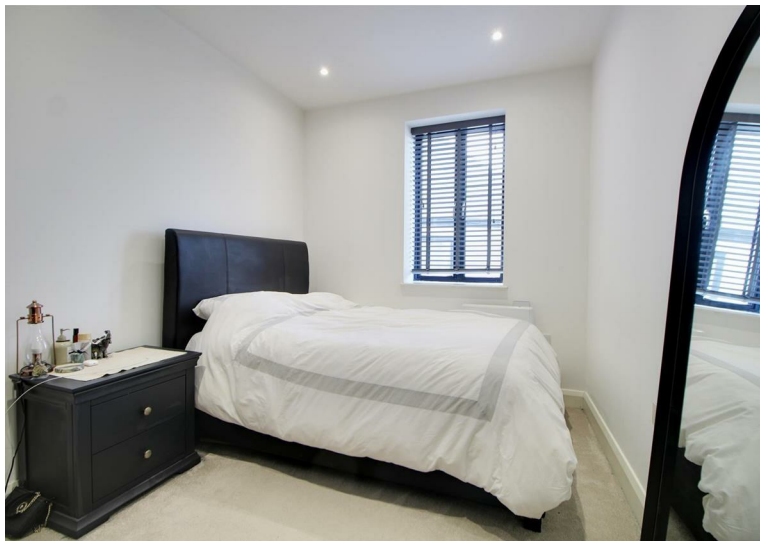
# Flat 10 Arlingham House St. Albans Road, Potters Bar, EN6 3PH

**\*\*GUIDE PRICE £210,000 - £220,000\*\*** Lanes Estate Agents are pleased to market this exquisite ONE BEDROOM FIRST FLOOR FLAT, perfect for FIRST TIME BUYERS in this charming town just outside London, on St Albans Road, Potters Bar EN6.

This apartment offers a perfect blend of modern living and convenience. Built in 2019, this first-floor flat boasts a contemporary design that is both stylish and functional.

Benefitting from a spacious fitted kitchen, complete with elegant quartz worktops and integrated appliances. The open-plan layout ensures that the kitchen flows seamlessly into the living area, creating an inviting atmosphere for relaxation and entertaining. The modern bathroom is a true highlight, featuring underfloor heating that adds a touch of luxury to your daily routine. This thoughtful design element ensures comfort during the colder months, making it a perfect retreat.

The property comes with the added benefit of an allocated parking space and a long lease of 120 years remaining. The flat is being sold CHAIN FREE, allowing for a smooth and hassle-free purchase process. Whether you are a first-time buyer or BTL investor, this property presents an excellent opportunity to own a modern home in a desirable location.





### **Hallway**

Laminate floors, spotlights, fuse box cupboard, video intercom, doors to lounge/kitchen, bedroom and bathroom.

### **Lounge/Kitchen**

Bespoke modern fitted kitchen with Hotpoint appliances, gloss wall and base units, quartz worktop, integrated oven, electric hob, extractor hood, integrated washer dryer, fridge freezer and dishwasher. Stainless steel sink with chrome mixer tap, Electric heating, double glazed windows, laminate flooring, spotlights.

### **Bedroom**

Fitted carpet, spotlights, double glazed windows and electric radiator.

### **Bathroom**

Vanity unit wash hand basin with chrome mixer tap, thermostatic shower over bath with chrome shower head, closed couple W.C with soft close seat, marble effect tiled floors and walls, underfloor heating, spotlights.

### **Please Note**

\*The seller of the property is an employee of Lanes Estate Agents\*









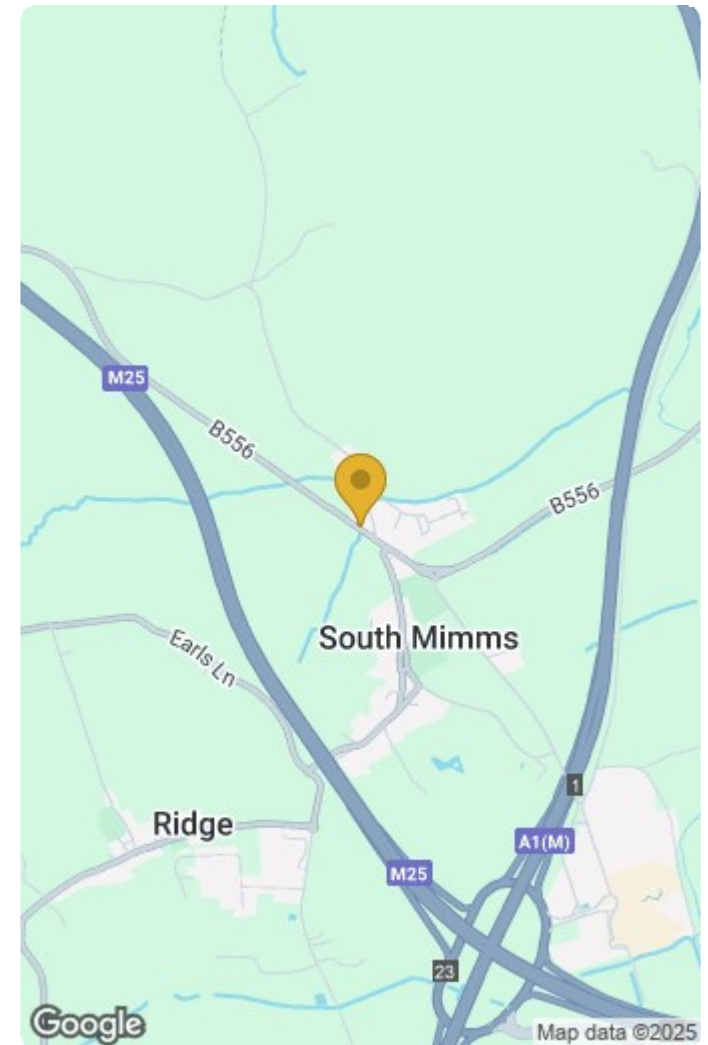
FIRST FLOOR  
345 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 345 sq.ft. (32.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS**

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	67	67

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

