

**STATONS**

**Orchard Court**

**The Causeway**





Orchard Court  
The Causeway  
Potters Bar  
EN6 5HL

A MODERN APARTMENT WITH GARDEN, AND GATED OFF STREET UNDERGROUND PARKING.

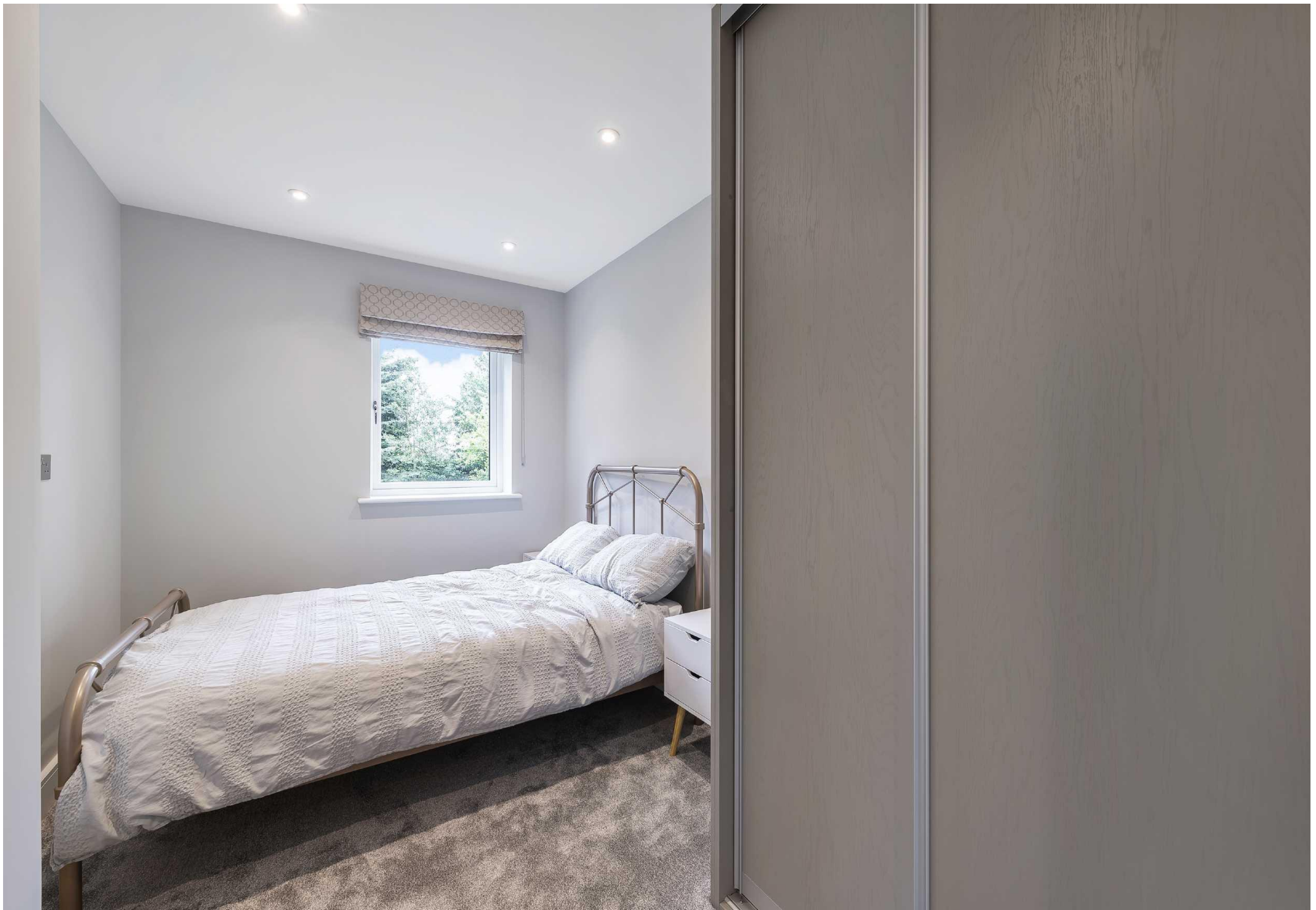
This property is located on the ground floor, with private garden. On offer is a 2 bedroom with family bathroom finished to a very high standard throughout.

Council Tax Band D  
Hertsmere Council  
5 Weeks deposit











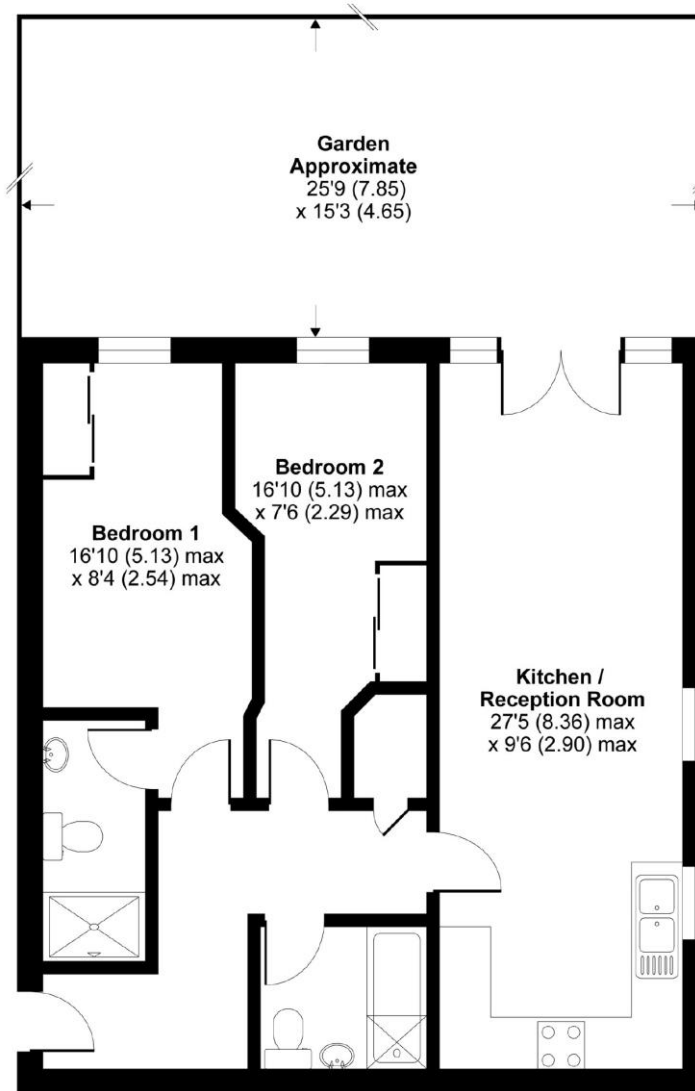




# Flat 2, 79 The Causeway, Potters Bar, EN6 5HL

Approximate Area = 683 sq ft / 63.4 sq m

For identification only - Not to scale



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	<b>81</b>	<b>81</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & 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: 740156

**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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BARNET  
HERTS  
EN5 5SX

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