



ABSOLUTE
PROPERTY

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**22 Orton Grove, Enfield
Middlesex EN1 4UE**

£280,000

Absolute Property are pleased to offer this two bedroom second floor apartment situated in this cul de sac position within easy access to the A10, A406 and M25 transport links and easy access to Enfield Town Centre. The property benefits from fitted kitchen, double glazing and comes with the added advantage of being offered on a chain free basis. Viewing is highly recommended.



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ENTRANCE:

Front door opening to:

HALLWAY:

Doors to lounge/diner, bedroom one, bedroom two, bathroom, wood laminate flooring, entry phone system.

LOUNGE/DINER:

18'3 x 14'8 (going into 11'6) (5.49m'0.91m x 4.27m'2.44m (going into 3.35m'1.83m))

Wood laminate flooring, tv socket, storage heater; two double glazed windows to rear aspect, door to kitchen.

KITCHEN:

8'8 x 8'1 (2.44m'2.44m x 2.44m'0.30m)

Range of eye and base level units, built in oven, hob and extractor, plumbing for washing machine, one and quarter bowl stainless steel sink drainer unit with mixer taps, wood laminate flooring, double glazed window to rear aspect.

BEDROOM ONE:

11'4 x 10'6 (3.35m'1.22m x 3.05m'1.83m)

Storage heater, double glazed window to front aspect, tv socket, door to en suite.

EN SUITE:

Comprising of low flush wc, hand wash basin with mixer taps, shower cubicle, extractor fan.

BEDROOM TWO:

10'6 x 6'8 (3.05m'1.83m x 1.83m'2.44m)

Storage heater, double glazed window to front aspect.

BATHROOM:

Three piece suite comprising of low flush wc, hand wash basin with mixer taps, bath with power shower, airing cupboard, and extractor fan.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Future	Score	Current	Future	Score
100-125 kWh/m ² (A)			100-125 g/m ² (A)		
125-145 kWh/m ² (B)			125-145 g/m ² (B)		
145-165 kWh/m ² (C)			145-165 g/m ² (C)		
165-185 kWh/m ² (D)			165-185 g/m ² (D)		
185-205 kWh/m ² (E)			185-205 g/m ² (E)		
205-225 kWh/m ² (F)			205-225 g/m ² (F)		
225-250 kWh/m ² (G)			225-250 g/m ² (G)		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		