



Holbrook Close, Enfield, EN1
Chain Free £260,000 Leasehold

Anthony Webb
ESTATE AGENTS

Holbrook Close, Enfield, EN1

A well presented three double bedroom flat located on the seventh floor of this twelve storey Enfield Council built tower block. The flat offers a spacious living room with balcony, modern fitted kitchen, bathroom and separate w.c, ample storage cupboards, double glazing, gas central heating, lift to all floors and secure communal entrance.

Bliss House is conveniently located within close proximity of the A10/M25/A406 providing good access to David Lloyd Leisure Centre, Enfield Retail Park, and a short drive to Enfield Town Shopping Centre. Additionally falling within catchment area of sought after schools including Worcester's Primary School. Forty Hall Estate which boasts an array of green spaces to enjoy is also within easy walking distance.

Enfield Council Tax Band A
Remaining lease length 88 years
Service charges-£
Ground rent-£

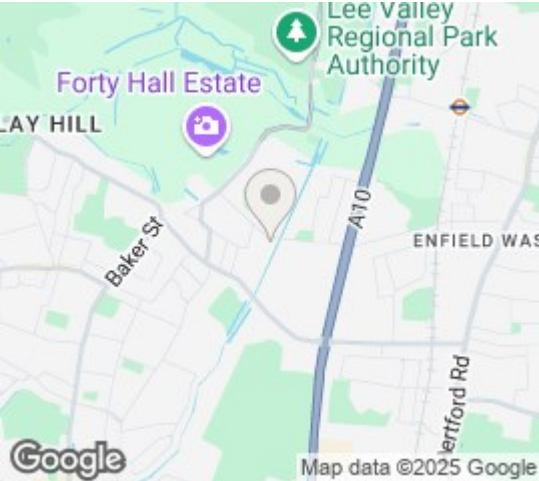
- Three double bedrooms
- Seventh floor (lifts to all floors)
- Living room
- Fitted kitchen
- Modern Bathroom+separate w.c
- Balcony
- Double glazing/gas central heating
- Secure communal entrance





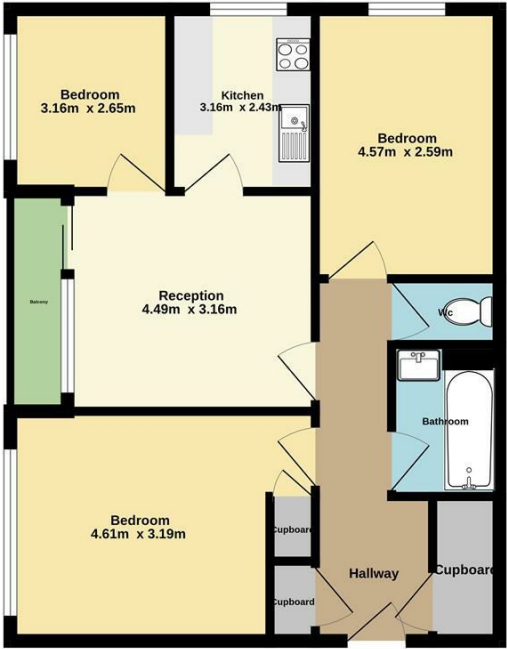
Holbrook Close
Enfield
EN1 4UN

Tenure: Leasehold
Gross Internal Area: 731.95 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(61-81) B		
(59-80) C		
(55-58) D		
(50-54) E		
(47-49) F		
(1-46) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(59-80) C		
(55-58) D		
(50-54) E		
(47-49) F		
(1-46) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

Seventh floor
77.0 sq.m. approx.



TOTAL FLOOR AREA: 77.0 sq.m. approx.
While 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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