



Halifax Road, Enfield

Available

£250,000 (Leasehold)





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Entered by a generous hallway offering plenty of storage space via three large cupboards, the accommodation comprises a bright reception room providing a great space for lounging and dining. There is a convenient recess off of the lounge which could be utilised as a small office space. A modern kitchen follows and allows a useful amount of countertop space. A spacious double bedroom and three piece bathroom suite conclude the internal layout.

Further benefits include sole access to a large loft space and externally there is gated private parking available.

This property is sure to be attractive to first time buyers and investors alike, viewings are highly recommended.

Halifax Road is a no through road and is positioned directly off of the popular Chase Side which hosts an array of local shops including Holtwhites Artisan Bakery and Zaza Italian Restaurant.

Enfield Chase & Gordon Hill are almost equidistant from the property and both lines serve London Moorgate via Finsbury Park (Victoria & Piccadilly Lines). Enfield Town London Overground Station, which offers direct access to London Liverpool Street can also be accessed on foot or by one of the many local bus services

Tenure: Leasehold

Lease term: 125 years from 20 August 1984

Term remaining: 85 years (approx.)

Service Charge: £864 per annum (approx.)

Ground Rent: £10 per annum

Local Authority: Enfield

Council Tax Band: C

External/Residents Parking

Gated, off street parking

Communal Entrance

Stairs to second floor:

Hallway

Hardwood door to side aspect, airing cupboard, meter cupboard, double radiator, built in storage cupboard with loft access, entry phone system, doors to:

Lounge

Double glazed window to rear aspect, built in storage cupboard/area, double radiator, dado rail, coving to ceiling, x3 wall lights, door to:

Kitchen

Double glazed window to rear aspect, matching range of wall and base units with roll top work surfaces, space for fridge freezer, integrated oven, 4-ring electric hob with integrated extractor hood over, 1 1/2 stainless steel sink and drainer with mixer tap, space for dishwasher, tiled splash backs.

Bedroom

Double glazed window to front aspect, radiator, range of built in wardrobes

Bathroom

Double glazed opaque window to front aspect, low flush w/c, double shower cubicle, hand basin with mixer tap, radiator, part tiled.

Disclaimer

Consumer Protection from Unfair Trading Regulations 2008: 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. A Buyer is advised to obtain verification from their Solicitor.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Fixtures and fittings: Items shown in photographs are NOT included. A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Baker and Chase Ltd in the





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VAT: The VAT position relating to the property may change without notice

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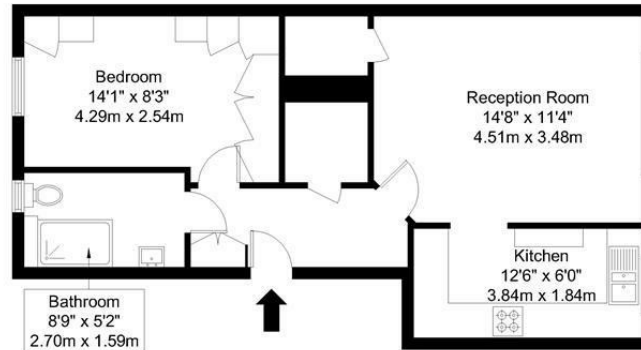
Anti-Money Laundering Regulations: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

Availability: Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Halifax Road, Enfield

Approx Gross Internal Area = 49 sq m / 527 sq ft



Second Floor

Ref:

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PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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EPC Rating C / Local Authority: Enfield / Council Tax Band: C