

BAKER
AND
CHASE

Chase Side, Enfield

Available

£349,995 (Leasehold - Share of Freehold)

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Baker and Chase are delighted to offer this well presented two bedroom flat, with a share of the freehold and in a most convenient location.

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Viewings are highly recommended.

The property begins via its own front door, a spacious hallway, great for additional storage takes you up to the first floor where you will find two spacious bedrooms, impressive shower room and fully fitted, open plan living room and kitchen.

Further benefits include sole access to the loft, a long lease and minimal service and maintenance charges.

Chase Side is an exceptional location affording privacy, peace and quiet in a postcard setting, yards from both Chase Side place and Gentleman's Row. Enfield Town is moments away and offers a wide range of shopping facilities including Marks and Spencer and Waitrose. Enfield Town and Enfield Chase Stations are both a short walk away offering direct links into London in under 30 minutes

Tenure: Share of Freehold

Lease term: 999 years from 9 August 2018

Term remaining: 993 years (approx.)

Service Charge: Ad-hoc

Ground Rent: £NIL

Local Authority: Enfield

Council Tax Band: C

Front

Entrance Hall

UPVC door to front aspect, laminate floor, double radiator, spotlights, under stairs storage, stairs to first floor

Landing

Laminate flooring, skirting boards, stair case, doors to

Open/Plan reception Room

Double glazed window to front aspect, laminate floor, double radiator, matching range of wall and base units with work surfaces over, integrated low level fridge, low level freezer, slimline dishwasher and washing machine, 4-ring gas hob, with extractor fan over, electric oven, stainless steel sink and drainer, spotlights, ample power points and TV point

Bedroom Two

Double glazed window to rear aspect, laminate floor, double radiator, ample power points, tv point, coving to ceiling

Bathroom

Double glazed opaque window to side aspect, heated towel rail, low flush w/c, corner shower unit, pedestal hand basin with waterfall tap, tiled floor and walls, extractor fan, spotlights

Bedroom One

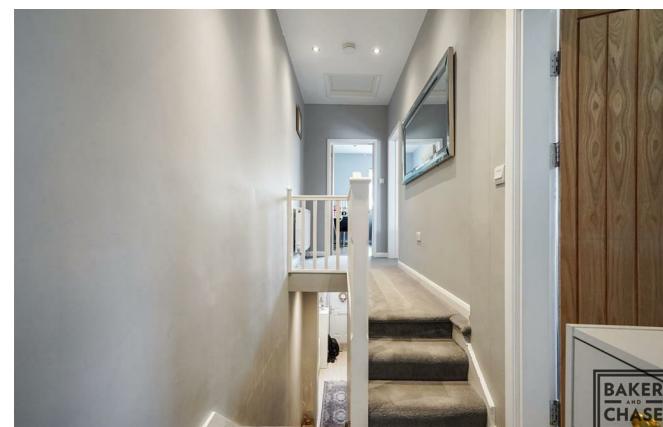
Double glazed windows to side and rear aspect, double radiator, laminate floor, coving to ceiling, ample power points, tv point

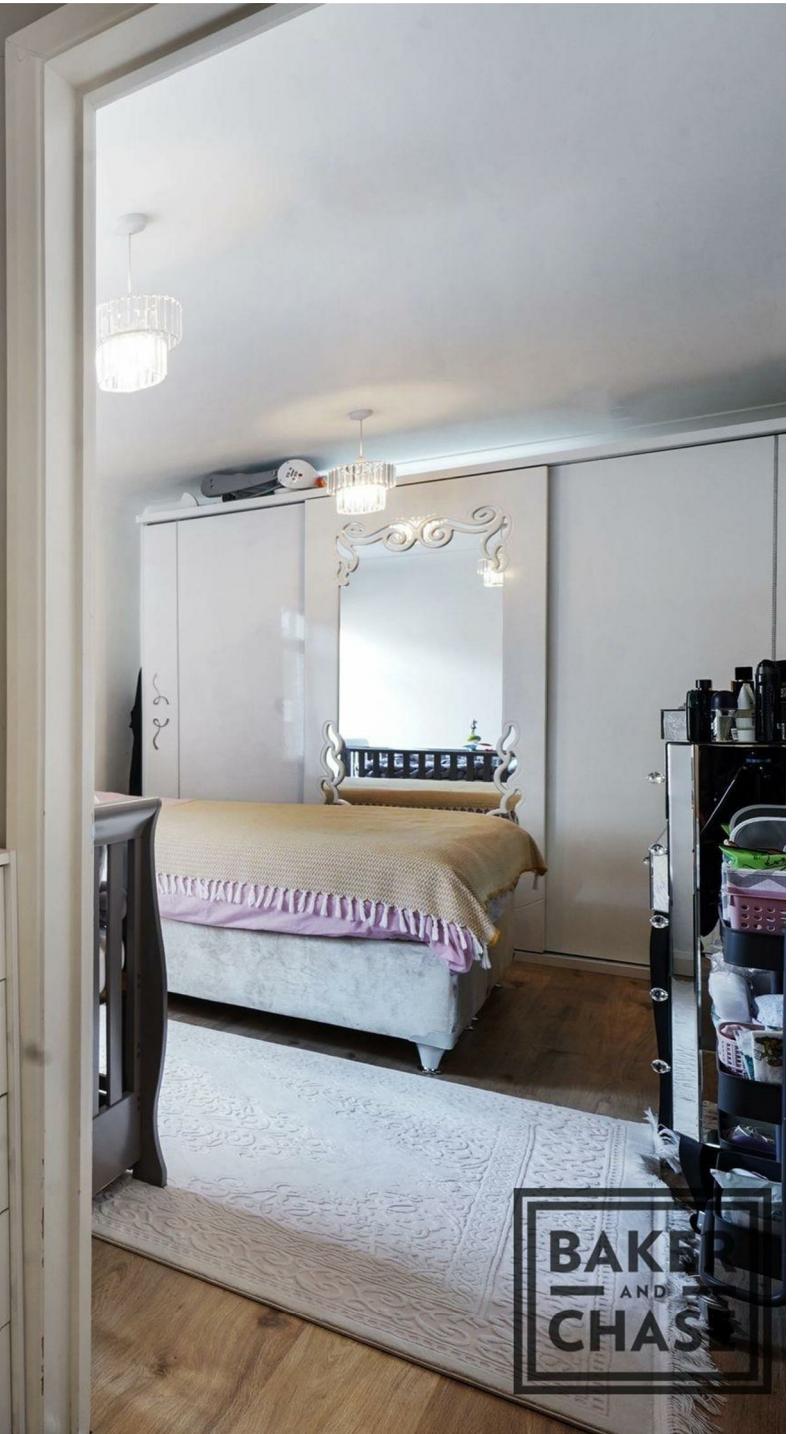
Disclaimer

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





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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 particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Baker and Chase Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

Media: (Photos, Videos etc) The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken.

Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

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.



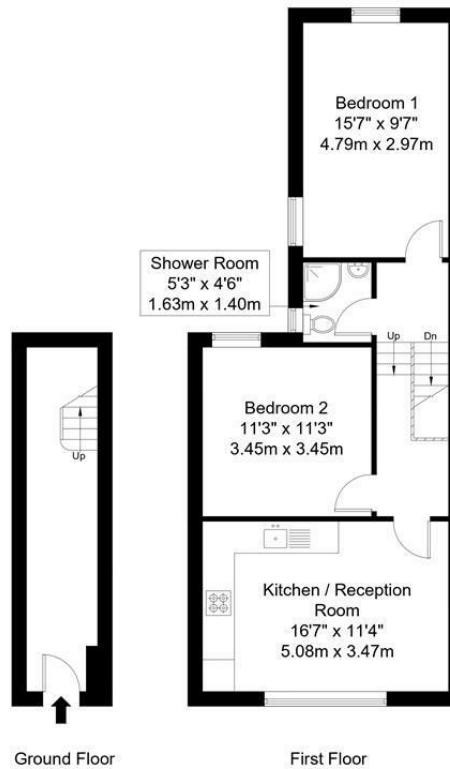
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Chase Side, EN2 0PT

Approx Gross Internal Area = 63.68 sq m / 685 sq ft



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 D / Local Authority: Enfield / Council Tax Band: C

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