



Pinnata Close, Enfield

Under Offer (SSTC)

£349,995 (Leasehold)





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Viewings are highly recommended.

The property comprises a spacious lounge area with dual aspect windows and doors leading to a lovely rear facing balcony. A modern kitchen follows, providing plenty of countertop and storage space. Two double bedrooms follow with plenty of space for storage and a generous three piece suite complete the internal layout.

Externally, the property benefits from a private parking space.

Pinnata Close is a gated development off of Lavender Hill and is just a short walk to Gordon Hill B.R Station, which serves London Moorgate via Finsbury Park (Piccadilly & Victoria Line) in approx 30 minutes. Chase Side and Lancaster Road are the local shopping areas, with Enfield Town also close by. There are excellent road links in the form of the M25, accessed via The Ridgeway. The property also sits close to Hilly Fields; a wonderful, green open space, perfect if you enjoy the outdoors.

Tenure: Leasehold

Lease term: 126 years from 1 January 2007

Term remaining: 109 years (approx.)

Service Charge: £2,087.52 per annum (approx.)

Ground Rent: £350 per annum

Local Authority: Enfield

Council Tax Band: D

Front

Hallway

Wood flooring, skirting boards, radiator, storage cupboards, video phone entry system, doors to

Reception Room

Wood flooring, skirting boards, radiator, double glazed doors to side aspect, double glazed window to rear aspect

Balcony

Kitchen

Tiled flooring in kitchen, matching wall and base units, gas hob with electric fan oven, sink with mixer tap, double glazed windows to rear aspect

Bedroom One

Laminate flooring, skirting boards, radiator, double glazed windows to rear aspect

Bedroom Two

Laminate flooring, skirting boards, radiator, double glazed windows to rear aspect

Bathroom

Tiled surround, radiator, bath with shower attachment, pedestal sink with mixer tap, w/c low flush

Car Park

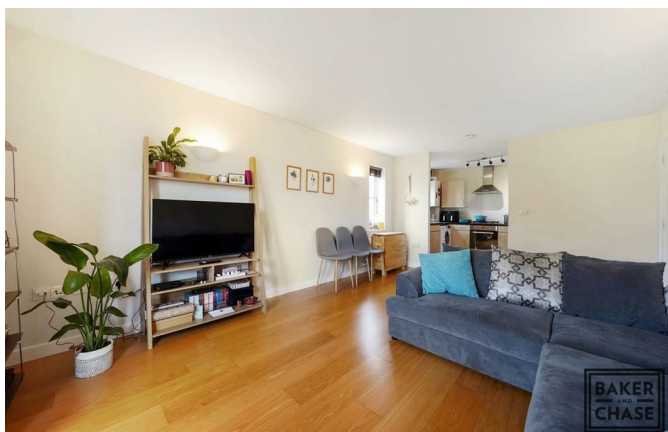
One allocated space

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 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.

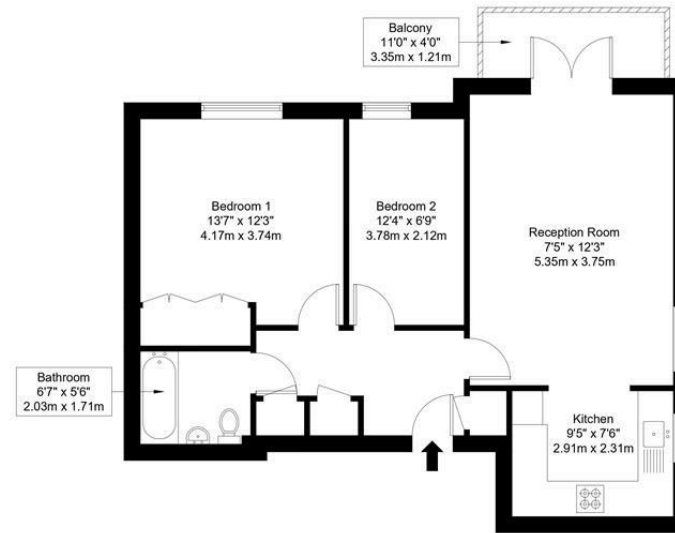


Pinnata Close, Enfield, EN2 0EG

Approx Gross Internal Area = 63.53 sq m / 684 sq ft

Balcony = 4.05 sq m / 44 sq ft

Total = 67.58 sq m / 727 sq ft



First 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 B / Local Authority: Enfield / Council Tax Band: D