



Gladbeck Way, Enfield

Let Agreed

£1,050 Per month





Baker and Chase are pleased to offer this nice ground floor newly painted studio flat in this modern purpose built block with ample on site parking. Located in this sought after location being very close to Enfield Chase Station (Moorgate Line) and plenty of local shops on Windmill Hill including a Little Waitrose.

Applicant Requirements:

We are searching for tenant(s) with a minimum household income of £31,500pa

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Welcome to Gladbeck Way, Enfield! This charming flat is situated in a purpose-built development, offering a cosy living space and is available to rent now. As you step inside, you'll be greeted by a stylish reception room with brand new fitted carpet, with plenty of space to relax. This flat offers a separate kitchen with brand new laminate effect vinyl flooring and includes appliances and provides a functional space for all your culinary adventures.

The property also features a well-appointed newly fitted bathroom featuring brand new laminate effect vinyl flooring and a bathtub, perfect for unwinding after a long day, plus an electric shower. One of the highlights of this property is the ample on-site parking.

Located in Enfield Chase this ground floor flat provides easy access to local amenities, shops and transport links including Enfield Chase Station (0.2 miles away) making it an ideal choice for those seeking a comfortable and well-connected home. Don't miss the opportunity to make this lovely flat your own in this desirable location.

The property is unfurnished and is available 11th May 2024.

For further details or to arrange your viewing, please contact our office.

Exterior

Communal entrance hallway. Modern block with ample on site parking on a first come first served basis.

Studio room

Wooden front door leading to the studio room comprising of a lounge and bedroom. Brand new fitted carpet, entryphone system, consumer unit, wall mounted electric panel heater, square bay secondary glazed window to rear, corner fitted wardrobe, small lobby area leading to the bathroom with slatted shelving space, further door leading to

Bathroom

Brand new bathroom comprising of laminate effect vinyl flooring, part tiled walls, low flush wc, panel enclosed bath with a mixer tap, wall mounted electric shower unit with curtain rail and curtain, wall mounted wash hand basin with storage cupboard under, wall mounted mirror, extractor fan.

Kitchen

Brand new tiled effect vinyl flooring, ceiling spotlights, single glazed window to rear, extractor fan, wooden wall and base units, roll top work tops, single drainer stainless steel sink unit with mixer tap, Lec fridge, freestanding Beko electric oven and hob, Beko washing machine, tiled splashbacks, door to storage cupboard housing hot water cylinder tank and water tank.

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. References to the Tenure of a Property are based on information supplied by our client. The Agent has not had sight of the title documents. Items shown in photographs are NOT necessarily included.

Consent to Rent: By approving our property particulars/advertising, our client(s) confirm they have obtained all permissions to rent the property.

Measurements: These approximate room sizes are only





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intended as general guidance. You must verify the dimensions carefully before ordering carpets or any 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 occupiers to commission their own survey or service reports before finalising their offer.

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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.

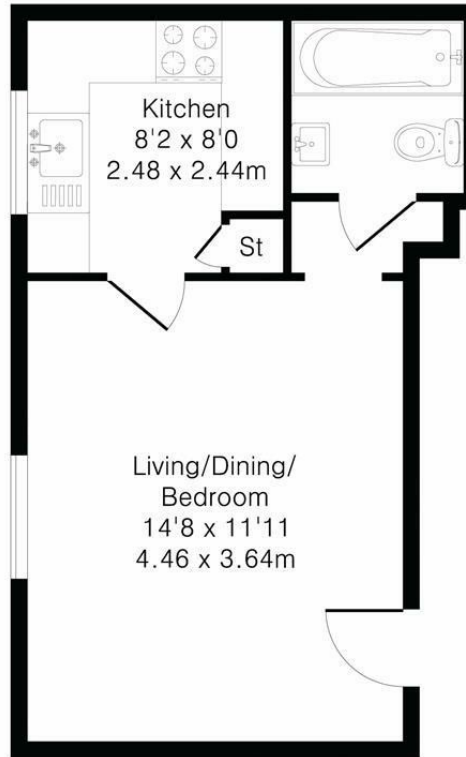
Availability: Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Fixtures: Items shown in photographs are NOT included. A list of the furnishings can be requested separately.

Referencing: Preferred applicants for a property will be expected to provide financial, credit and employment information, personal/professional references and potentially a guarantor for referencing purposes.



Approximate Gross Internal Area 286 sq ft – 27 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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

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