



## Maltby Drive, Enfield

Under Offer (SSTC)

£269,995 (Leasehold - Share of Freehold)





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**Baker and Chase present this immaculate 2-bedroom first floor flat offered in excellent condition.**

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Welcome to Maltby Drive, Enfield - a charming location that could be the perfect setting for your new home! This delightful first floor flat boasts a convenient layout with 1 reception room, 2 cosy bedrooms, and a well-maintained bathroom.

Built in the 1980s, this purpose-built flat offers a comfortable living space with double glazed UPVC windows that not only provide insulation but also allow natural light to flood in, creating a warm and inviting atmosphere.

The property features electric appliances, making daily chores a breeze. Whether you're a first-time buyer, a small family, or looking for a cozy space to downsize, this flat offers a versatile living arrangement to suit your needs.

Don't miss the opportunity to make this lovely flat your own and enjoy the convenience of living in a well-established neighbourhood in Enfield. Contact us today to arrange a viewing and take the first step towards calling this property your new home!

Tenure: Share of Freehold

Lease Term Remaining: 990 Years

Service Charge: £1,081.62 p/annum

Ground Rent: NIL

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## Front

## Hallway

Door to side aspect, built in storage cupboard, entry-phone system, doors to

## Reception Room

Double glazed window to rear aspect, storage heater, door to

## Kitchen

Double glazed window to side aspect, matching range of wall and base units, with work surfaces over, stainless steel sink and drainer with mixer tap, 4-ring electric hob with extractor over, electric oven and grill, integrated fridge freezer, tiled splash backs

## Bedroom 1

Double glazed window to front aspect, storage heater, built in storage/walk in wardrobe

## Bedroom 2

Double glazed window to front aspect, electric heater, built in wardrobes

## Bathroom

Low flush w/c, hand basin, panel bath with mixer tap and shower screen with electric shower over, wall mounted heater, shaving point, built in storage cupboard, extractor fan

## 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.

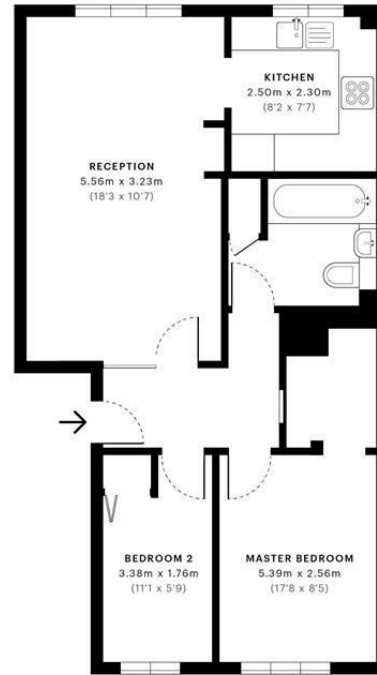


Maltby Drive, EN1

CAPTURE DATE:  
11/10/2019

LASER SCAN POINTS:  
20,073,552

GROSS INTERNAL AREA  
52.0 Sqm / 559.8 Sqft.



-- First Floor

GROSS INTERNAL AREA  
The footprint of the property  
52.0 Sqm / 559.8 Sqft

NET AREA (INTERNAL)  
Excludes walls and external features  
49.3 Sqm / 530.7 Sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.0 Sqm / 0.0 Sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.9m  
0.0 Sqm / 0.0 Sqft



Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrated only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL  
52.3 Sqm / 562.5 Sqft

IPMS 3C RESIDENTIAL  
49.6 Sqm / 533.4 Sqft

SPEC ID  
5d9e0e3330921809f7038059



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

