



Dunraven Drive, Enfield

Available

£220,000 (Leasehold)





Baker and Chase presents you, Dunraven Drive, Enfield - a charming location for this delightful purpose-built flat! This property offers a cosy studio room bathroom, and kitchen.

Welcome to Dunraven Drive, Enfield - a lovely location that could be your next home! This delightful flat boasts a cosy studio room, perfect for relaxing or entertaining guests. With one bathroom, convenience is at your fingertips. Situated in a purpose-built building, this property offers a comfortable and practical living space. Don't miss the opportunity to make this flat your own in the heart of Enfield.

The property offers the luxury of a separate kitchen and bathroom space, providing a functional layout that enhances your daily living experience. With fitted wardrobes in the sleeping area, you'll have ample storage space to keep your living area neat and organised.

Another feature of this flat is the lovely West facing balcony, where you can enjoy a cup of tea in the morning or unwind after a long day while taking in the fresh air. Enjoy the natural light that streams through the UPVC windows/door, creating a bright and airy atmosphere within the flat.

Located in a desirable area, this property is ideal for those seeking a comfortable and well-appointed living space. This flat offers off street communal parking, ensuring you never have to worry about finding a spot after a long day. With a long lease of over 150 years, you can have peace of mind knowing that this property is a stable investment for the future.

Whether you are a first-time buyer looking to step onto the property ladder or an investor seeking a lucrative opportunity, this studio flat on Dunraven Drive has the potential to meet your needs. Don't miss out on the chance to make this property your own and enjoy all that this vibrant area has to offer.

Tenure: Leasehold
Lease term: 170 years from 27 May 2022
Term remaining: 168 years
Service Charge: £1,103.52 (approx.)
Ground Rent: £0 per/annum
Local Authority: Enfield
Council Tax Band: B

Exterior

Communal off street parking

Inner Hallway

Carpets, coving to ceiling, wall mounted fuse box, telephone entry system, door to bathroom, access to lounge.

Studio Room

Coving to ceiling, two radiators, uPVC double glazed window to side aspect, uPVC double glazed door leading to balcony, fitted wardrobes, access to kitchen.

Balcony

Gas meter box.

Kitchen

uPVC double glazed window to side aspect, lino flooring, eye and base level units, wall mounted combination boiler, fitted electric oven, fitted electric hob, space for washing machine, space for fridge/freezer, stainless steel sink with mixer tap.

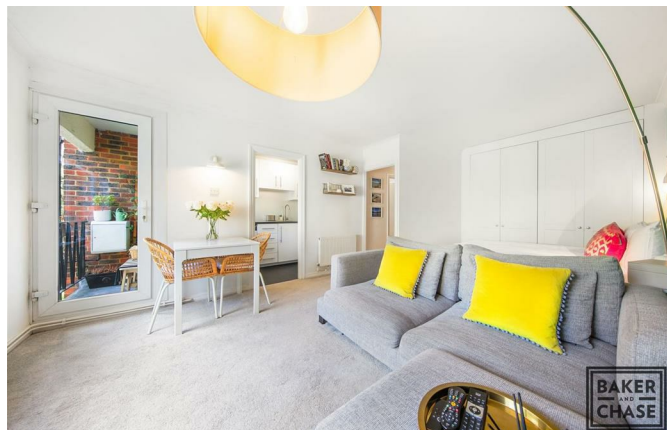
Bathroom

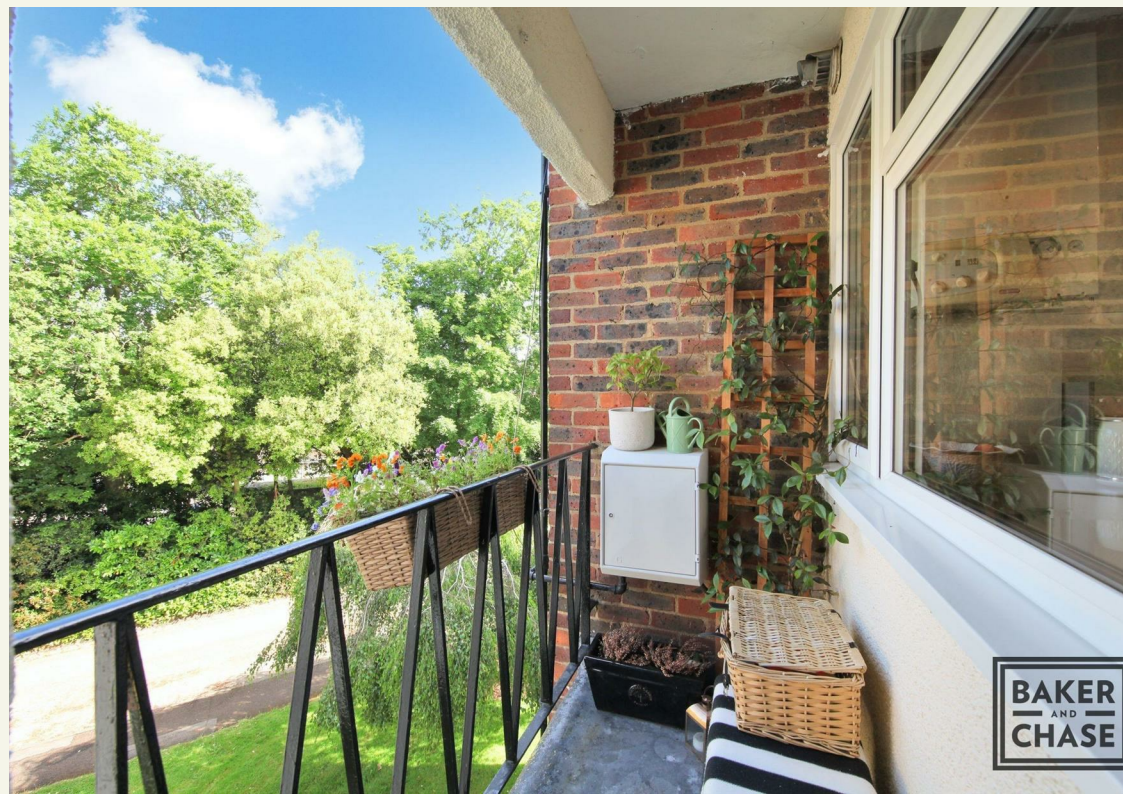
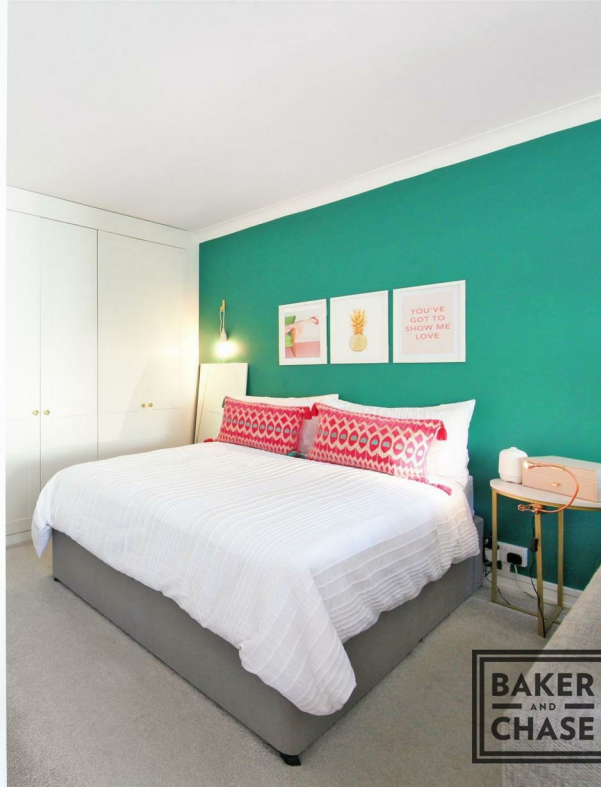
Frosted uPVC double glazed window to side aspect, radiator, part-tiled walls, low level WC, pedestal wash hand basin with mixer tap, panelled bath with mixer tap and shower attachment.

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. Items shown in photographs are NOT included. They may however be available by separate negotiation.

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.

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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.

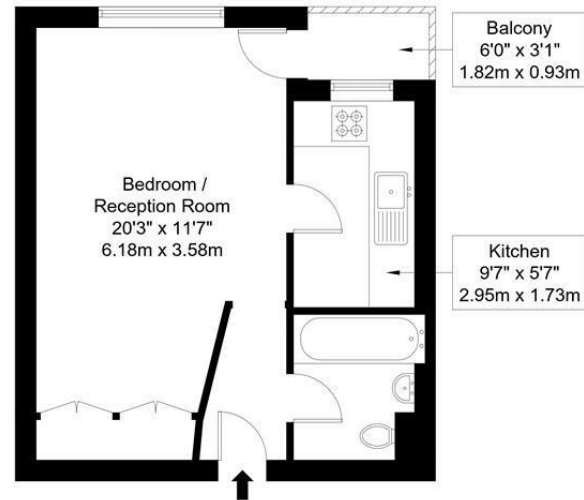


Dunraven Drive, EN2 8LJ

Approx Gross Internal Area = 31.5 sq m / 339 sq ft

Balcony = 1.69 sq m / 18 sq ft

Total = 33.19 sq m / 357 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: B