



Kirkland Drive, Enfield

Available

£320,000 (Leasehold)





Baker and Chase present you Kirkland Drive. This lovely purpose built flat offers two bedrooms and one bathroom. Located in a ideal area and private residents parking.

Welcome to Kirkland Drive, Enfield - a charming location for this delightful purpose-built flat! The generous lounge provides ample space for relaxation and entertainment, making it an ideal spot for hosting friends or simply unwinding after a long day. Situated in a purpose-built development, this flat offers a sense of community with its communal grounds, where you can enjoy a leisurely stroll or a peaceful picnic on sunny days.

This property boasts two bedrooms, and one bathroom ensuring convenience for residents and guests alike. Kirkland Drive is situated conveniently for Gordon Hill rail station and local amenities. The property benefits from an extended lease, communal parking, telephone entry system, close to all shopping and transport facilities of Enfield Town.

Externally, Kirkland Drive is a well maintained development occupying an envious position, close to Gordon Hill B.R Station, which serves London Moorgate via Finsbury Park (Victoria & Piccadilly Lines). The highly sought after area of Chase Side is a short stroll away and offers a lovely selection of restaurants, pubs and independent shops, including Holtwhite's Artisan Bakery, Zaza Italian restaurant and the Crown and Horeshoe to name just a few.

Don't miss out on the chance to make this lovely flat your own and enjoy the comforts it has to offer in the heart of Enfield.

Tenure: Leasehold

Lease term: 224 years from 24th December 2000

Term remaining: 200 years (approx)

Service Charge: £2196.52

Ground Rent: £0

Local Authority: Enfield

Council Tax Band: D

Front

Communal Grounds, Resident Parking

Inner Hallway

Laminate wood flooring, loft access, telephone entry system, cupboard housing water cylinder, door to lounge, door to both bedrooms, door to bathroom.

Lounge

Laminate wood flooring, electric storage heater, double glazed window to rear aspect, door to kitchen.

Kitchen

Vinyl flooring, double glazed window to rear aspect, eye and base level units, part-tiled walls, stainless steel sink with mixer tap, fitted electric oven, fitted electric hob with extractor over, space for washing machine, space for fridge/freezer, space for slim-line dishwasher.

Bedroom One

Double glazed window to front aspect, electric storage heater, laminate wood flooring.

Bedroom Two

Double glazed window to front aspect, electric storage heater, laminate wood flooring.

Bathroom

Vinyl flooring, part-tiled walls, low level WC, wash hand basin with mixer tap, panelled bath with mixer tap, electric shower, shaving point, wall mounted electric heater, 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. 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.

Copyright: You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

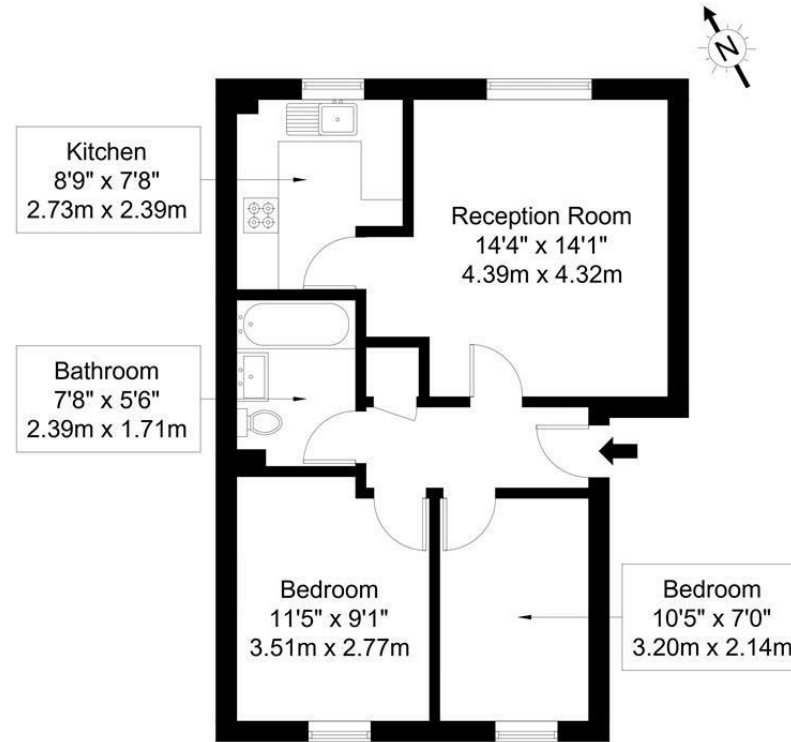
Anti-Money Laundering Regulations: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

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.



Kirkland Drive, EN2 0RJ

Approx Gross Internal Area = 50.05 sq m / 538 sq ft



Second Floor

Ref :

Copyright **BLEU
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. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
Copyright @ BLEUPLAN

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