



Cobham Close, Enfield

Under Offer (SSTC)

£265,000 (Leasehold)





Welcome to Cobham Close, Enfield - a charming location that could be your next home sweet home! This delightful property boasts a cosy reception room, with one spacious bedroom, also features a well-maintained bathroom for your convenience.

Welcome to Cobham Close, Enfield - a charming location for this delightful one-bedroom flat. Situated in a purpose-built building, this property boasts a stunning interior that has been recently renovated, offering a modern and stylish living space.

As you step inside, you are greeted by a cosy yet spacious lounge, perfect for relaxing or entertaining guests. The airy lounge with a door to the kitchen offers a perfect setting for relaxation and entertainment. This delightful flat boasts a well appointed kitchen with ample space for your washing machine, dryer, and kitchen appliances.

The bedroom provides a comfortable retreat, ideal for unwinding after a long day. The beautifully fitted wardrobe in the double bedroom offers ample storage space, allowing you to keep your belongings organised and your living area clutter-free, adding a touch of elegance to your living space. The recent renovation ensures that the bathroom is not only modern but also functional, providing a space where you can unwind and relax after a long day.

The property also includes convenient amenities such as a telephone entry system and two storage cupboards in the hallway, ensuring both security and practicality. One of the standout features of this property is the off-street allocated parking, ensuring you always have a secure place for your vehicle.

Don't miss the opportunity to make this charming flat your own. With its convenient location, luxurious amenities, and tasteful finishes, Cobham Close is the perfect place to call home. Book a viewing today and experience the comfort and elegance that this property has to offer.

Tenure: Leasehold
Lease Term Remaining: 101 years (approx)
Service Charge: £2,086 per annum
Ground Rent: £175 every 6 months
Local Authority: Enfield
Council Tax Band: C

Front

Permit required, 1 allocated parking.

Inner Hallway

Laminate wood flooring, radiator, telephone entry system, coving to ceiling, two storage cupboards, door to lounge, door to bedroom, door to bathroom.

Lounge

Laminate wood flooring, coving to ceiling, radiator, two uPVC double glazed windows to front aspect, door to kitchen.

Kitchen

uPVC double glazed window to front aspect, spotlights to ceiling, eye and base level units, part-tiled walls, stainless steel sink with mixer tap, fitted electric oven, fitted gas hob with extractor over, space for washing machine, space for dishwasher, space for fridge/freezer, cupboard housing 'Ideal' boiler, laminate wood flooring.

Bedroom

Laminate wood flooring, radiator, uPVC double glazed window to front aspect, fitted wardrobe.

Bathroom

Tiled flooring, part-tiled walls, spotlights to ceiling, extractor fan, heated towel rail, shaving point, low level WC, wash hand basin with mixer tap, panelled bath with mixer tap, mains fed shower.

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





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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.



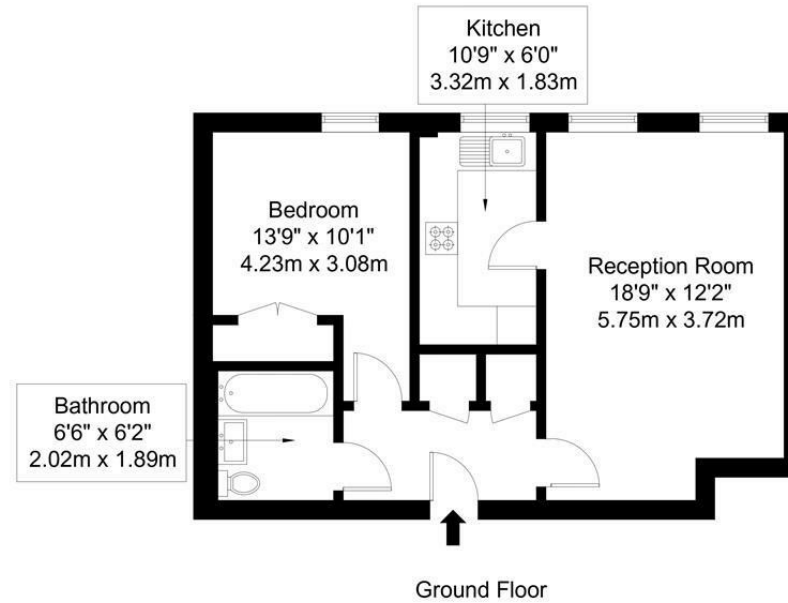


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Cobham Close, EN1 3SD

Approx Gross Internal Area = 50.44 sq m / 542 sq ft



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. 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: C