



Woodside Court, Perry Mead, Enfield

£1,250 Per month ()





**Baker and Chase are delighted to present this newly painted ground floor 1 bedroom modern purpose built flat, with an allocated parking space.
Available now!**

Applicant Requirements:

We are searching for tenant(s) with a minimum household income of £37,500pa +

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Baker and Chase are delighted to present this newly painted ground floor 1 bedroom modern purpose built flat, comes with an allocated parking space.

The property is offered with a range of benefits which include a modern fully fitted kitchen equipped with a brand new freestanding oven and hob, a brand new fridge freezer and a Hotpoint washer dryer. A bright lounge plus a modern bathroom with a bath and a shower. Electric heating with individual room thermostats and double glazing.

The location is outstanding being just 320 yards (7 minute walk approximately) from Gordon Hill Overground Station which offers a direct service to London Moorgate in 38 minutes approximately and Kings Cross. Enfield Town shopping Centre is also near by which includes popular shops like Marks & Spencer's.

The property is currently unfurnished and is available now.

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

Entrance

Communal entry door to block. Fitted carpet. Stairs from lower ground to ground floor level. Wooden front door leading to

Hallway

Fitted carpet. Door to

Inner hallway

Fitted carpet, entryphone system, wall mounted electric panel heater, individual thermostat, door to storage cupboard with shelving.

Bathroom

Laminate effect vinyl flooring, wall mounted chrome heated towel rail, frosted double glazed window to side, extractor fan, pedestal wash hand basin, mirror fronted medicine cabinet above, low flush wc, panel enclosed bath, mixer tap, shower attachment, curtain rail and curtain, partly tiled walls.

Bedroom 1

Fitted carpet, double glazed bay window to rear, wall mounted electric panel heater, individual thermostat, double doors to built in wardrobe, door to airing cupboard housing hot water cylinder tank, cold water storage tank.

Lounge

Fitted carpet, double glazed window to front, wall mounted electric panel heater, individual thermostat, sliding wooden door to

Kitchen

Laminate effect vinyl flooring, double glazed window to front, ceiling spotlights, extractor fan, wall mounted Dimplex electric fan heater, consumer units, range of wooden wall and base units, worktops, single drainer stainless steel sink unit with mixer tap, brand new floorstanding Amica electric oven and hob, brand new CDA fridge freezer, Hotpoint washer dryer, subway style tiled splashbacks.

Exterior

Allocated parking space with a residents parking permit

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





**BAKER
AND
CHASE**



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 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.

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.

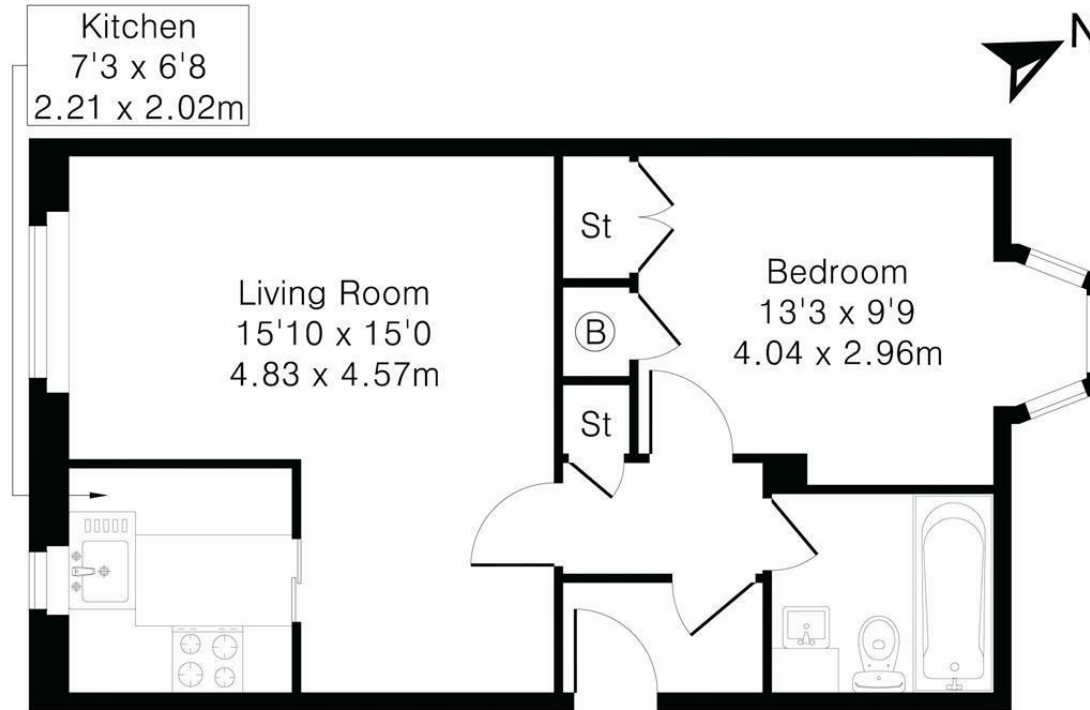
Availability: Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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 454 sq ft – 42 sq m



Ground Floor



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

