



Laurel Bank Road, Enfield

Under Offer (SSTC)

£310,000 (Leasehold)





Welcome to this charming property located on Laurel Bank Road in the lovely area of Enfield, this flat provides a perfect canvas to create your dream home.

Welcome to this charming property located on Laurel Bank Road in the lovely area of Enfield. This delightful flat, built in 1970, offers a perfect blend of comfort and convenience.

Upon entering, you are greeted by a well-designed layout that maximizes space and functionality. The property boasts a generous-sized reception room, perfect for relaxing with loved ones or entertaining guests. With two bedrooms, there is ample space for a growing family or to accommodate guests comfortably.

The thoughtful design of the property ensures that each room serves its purpose efficiently, making everyday living a breeze. The bathroom provides convenience and comfort, while the bedrooms offer a peaceful sanctuary at the end of a long day.

The private allocated grounds surrounding the building provide the perfect setting for leisurely strolls or enjoying a cup of tea outdoors. Situated in Enfield, you'll enjoy the benefits of a peaceful neighbourhood while still being within easy reach of local amenities, schools, and transport links.

Whether you are looking for a new home for your family or seeking a promising investment opportunity, this property on Laurel Bank Road has something to offer everyone. Don't miss out on the chance to make this lovely flat your own and experience the best of Enfield living! Book a viewing today and envision the possibilities that this property holds for you.

Tenure: Leasehold

Lease term: 999 years from 25 March 1961

Term remaining: 936 Years

Service Charge: £75.00 per month

Ground Rent: £10.00 p/annum

Local Authority: Enfield

Council Tax Band: C

Front

Hallway

Reception Room

Laminate flooring, wooden skirting boards, radiator, double glazed windows to front aspect

Kitchen

Vinyl flooring, wooden skirting boards, matching wall and base units, electric hob, tiled surround, sink with mixer tap, double glazed windows to rear aspect.

Bedroom 1

Laminate flooring, wooden skirting boards, radiator, double glazed windows to side and front aspect

Bedroom 2

Laminate flooring, wooden skirting boards, radiator, double glazed windows to rear access

Bathroom

Vinyl flooring, tiled surround, bath with shower attachment, sink with mixer tap, w/c low flush, radiator, double glazed windows to rear aspect

Garden

Laid to lawn

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

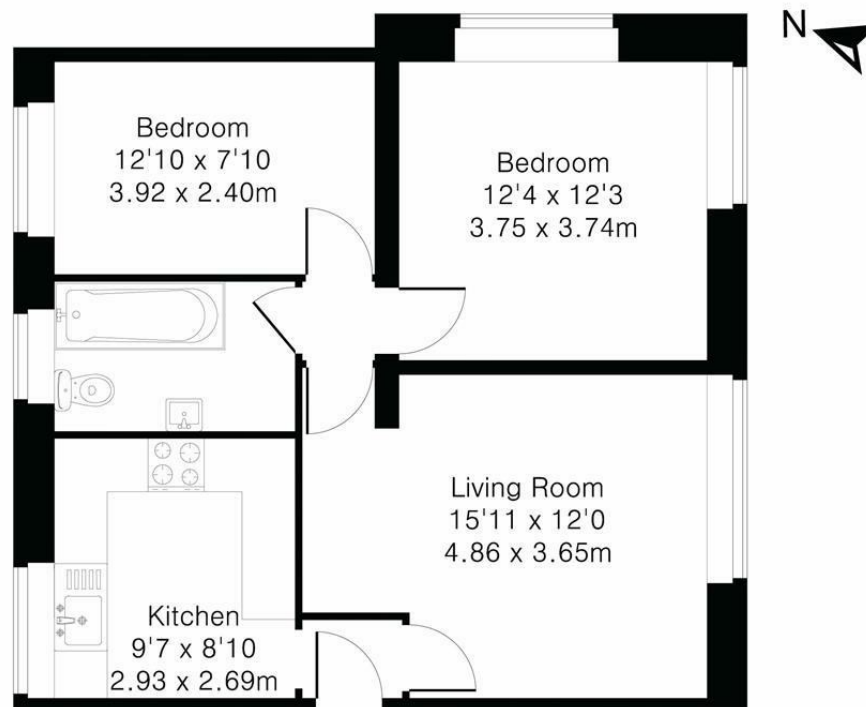
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Anti-Money Laundering Regulations: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

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.



Approximate Gross Internal Area 631 sq ft - 59 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 D / Local Authority: Enfield / Council Tax Band: C

