



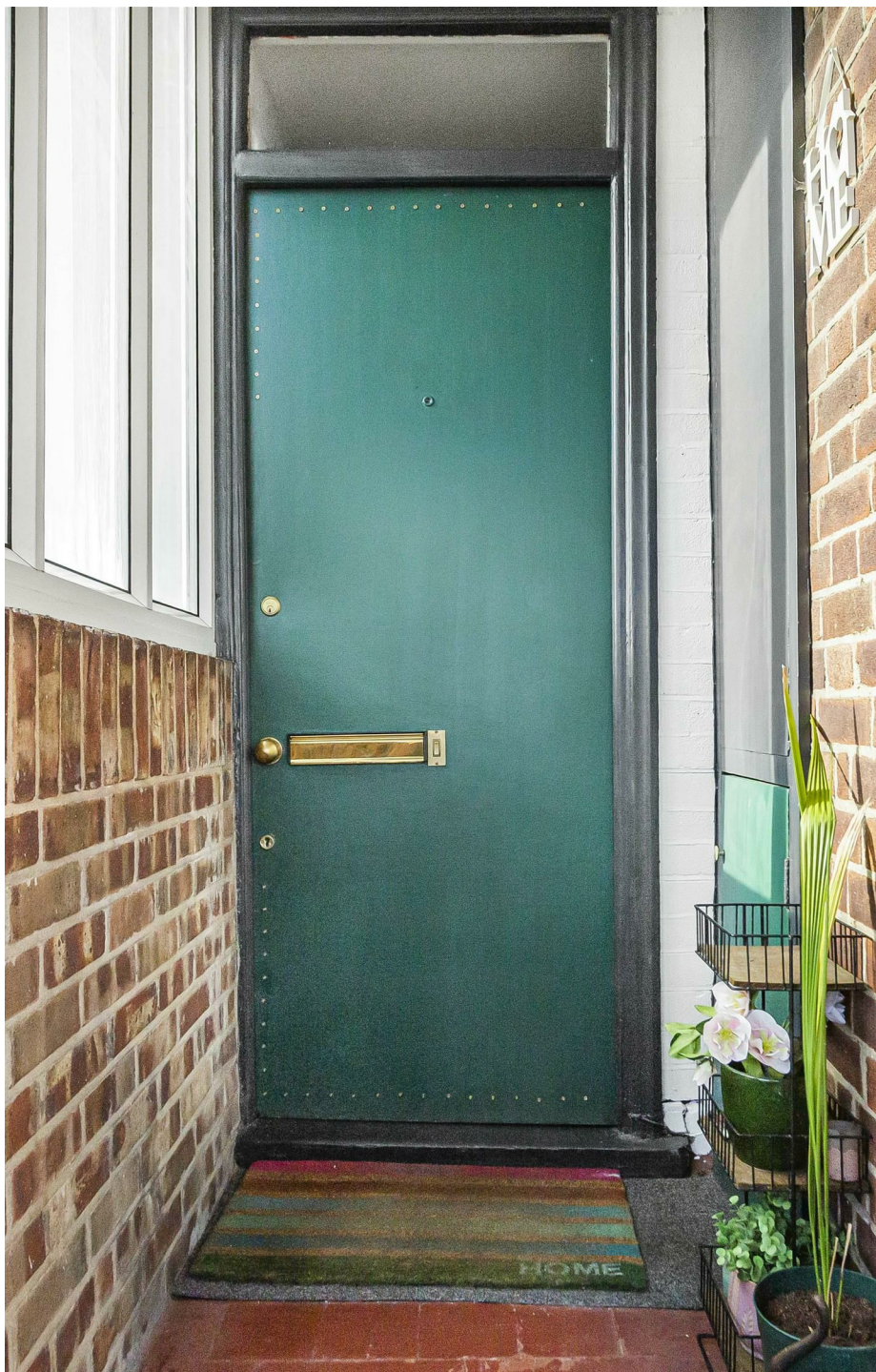
## Lincoln Court, London Road, Enfield

Available

£299,995 (Leasehold)







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## Charming Two-Bedroom Top-Floor Apartment in the Heart of Enfield, Perfect for Commuters and First-Time Buyers.

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Situated in a prime location in the heart of Enfield, this well-presented two-bedroom top-floor apartment is a fantastic opportunity for first-time buyers, investors. Just 0.3 miles from Enfield Town Rail Station, this property offers excellent transport links into Central London, making it perfect for commuters. Enfield Town centre is also right on your doorstep, with a wide range of shops, cafes, restaurants, and local amenities within easy walking distance.

The apartment itself is bright, spacious, and well-maintained throughout. The two generously sized double bedrooms provide ample space for rest and relaxation. The separate kitchen is practical and well-equipped, offering plenty of storage and worktop space, along with essential appliances like a fitted oven and gas hob.

The lounge provides a comfortable space for entertaining or unwinding, and with its warm laminate wood flooring and neutral decor, it's ready to move in. A standout feature of the property is the separate WC and bathroom, offering added convenience for daily living.

This property also benefits from double glazing, gas central heating, and a wall-mounted 'Worcester' boiler, ensuring energy efficiency and a comfortable living environment year-round.

Perfectly located for easy access to Enfield's parks, schools, and shopping areas, this apartment offers a fantastic combination of practicality, comfort, and location. Don't miss out on the opportunity to view this property—schedule your appointment today!

Tenure: Leasehold

Lease Term: 189 years from 25th March 1972

Term Remaining: 136 years approx

Service Charge: £2,223 p/a.

Ground Rent: Peppercorn

Local Authority: Enfield

Council Tax Band: D

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## Inner Hallway

Laminate wood flooring, uPVC double glazed window to side aspect, radiator, wall-mounted 'Worcester' boiler, door to lounge, door to kitchen, doors to both bedrooms, door to bathroom, door to W/C.

## Lounge

Laminate wood flooring, uPVC double glazed window to front aspect, radiator, coving to ceiling, cupboard housing gas meter.

## Kitchen

Lino flooring, uPVC double glazed window to side aspect, radiator, part tiled walls, eye and base level units, stainless steel sink with mixer tap, fitted electric oven, fitted gas hob with extractor oven, space for fridge/freezer, cupboard housing: fuse box, electric & water meters.

## Bedroom 1

Laminate wood flooring, uPVC double glazed window to rear aspect, radiator.

## Bedroom 2

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

## Bathroom

LVT flooring, frosted uPVC double glazed window to side aspect, radiator, part tiled walls, pedestal wash hand basin, paneled bath with mixer tap and shower attachment.

## WC

LVT flooring, frosted uPVC double glazed window to side aspect, part tiled walls, low level WC.

## 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.







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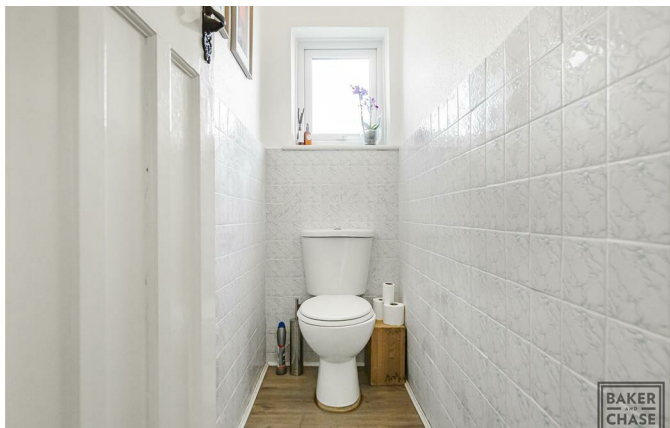
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VAT: The VAT position relating to the property may change without notice

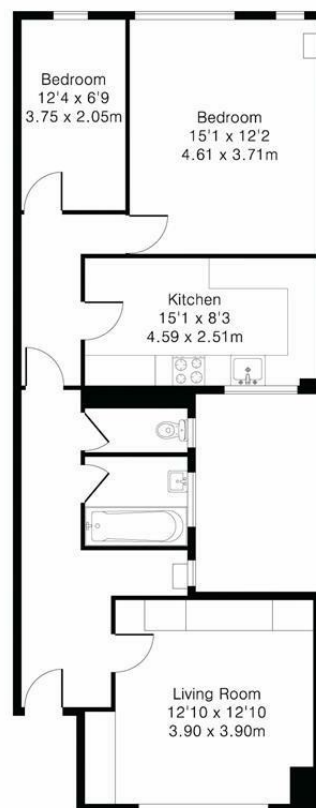
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Anti-Money Laundering Regulations: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

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 824 sq ft - 77 sq m



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: D