



Karyatis Court, Bush Hill Park, Enfield

Available

£300,000 (Leasehold)





**Discover modern living in this stylish two-bedroom apartment,
perfectly situated for convenience and comfort.**

This modern two-bedroom apartment offers a great opportunity for those seeking a comfortable home in a convenient location. As you approach the property, you'll find easy access to the car park, and the building itself is set within well-maintained communal grounds.

Inside, the property boasts a spacious and welcoming hallway featuring wooden flooring, an entry phone system, and a radiator. The hallway leads into the main living area, which combines a stylish kitchen and living space. Double-glazed windows on both the front and rear aspects flood the room with natural light. The kitchen is well-equipped with a range of wall and base units, a roll-top work surface, an electric oven, hob with an extractor fan, and integrated appliances including a dishwasher and fridge freezer.

Both bedrooms offer ample space with wooden flooring, radiators, and built-in wardrobes. Both rooms are well-sized and perfect for a comfortable living environment. The bathroom is fully equipped, including an electric shower, heated towel rail, and tiled walls. There's also space for a washing machine, along with spotlights and an extractor fan for added functionality.

The property is conveniently located near several transport options. Bush Hill Park Station is approximately 0.4 miles away, providing easy access to central London. Additionally, Enfield Town Station is within walking distance, offering further connectivity. For shopping enthusiasts, the Palace Gardens Shopping Centre is nearby, offering a variety of retail outlets. Green spaces such as Bush Hill Park provide serene environments for relaxation and leisure activities.

Tenure: Leasehold
Lease Term: 125 years from 1 January 2000.
Term Remaining: 100 years remaining (approx)
Service Charge: £4512 per annum.
Ground Rent: £150 per annum.
Local Authority: Enfield
Council Tax Band: C

Exterior

Entrance to building, car park via side access

Communal area

Stairs to entrance of property .

Hallway

Wooden flooring, entry phone system, radiator, doors to remaining rooms:

Living Room/Kitchen

Double glazed windows to front and rear aspects, wall lights, power points, range of wall and base units with roll top work surfaces over, electric oven and hob with extractor fan over, tiled splash backs, integrated dishwasher and fridge freezer, sink with mixer tap and drainer

Bedroom 1

Two double glazed windows to front aspect, radiator, wooden flooring, fitted wardrobes, power points

Bedroom 2

Double glazed window to front aspect, wooden flooring, radiator, built in wardrobes, power points

Bathroom

Double glazed opaque window to rear aspect, heated towel rail, low flush w/c, pedestal hand basin, shower cubicle with electric shower, tiled walls, washing machine, extractor fan, spot lights.

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. 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.

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.





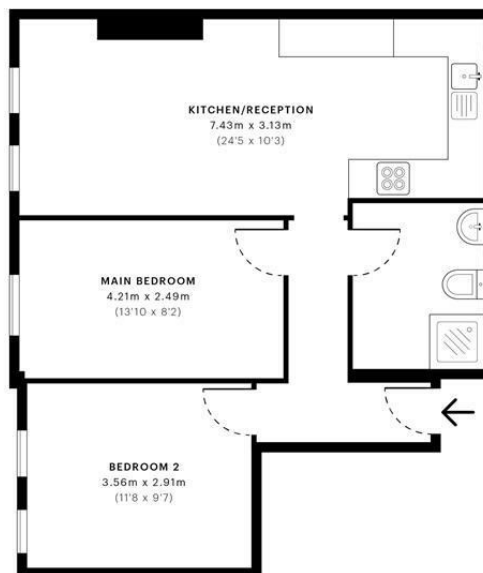
Karyatis Court, EN1

CAPTURE DATE: 03/02/2022 LASER SCAN POINTS: 1,350,275

GROSS INTERNAL AREA

55.73 sqm / 599.87 sqft

z ←



— First Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
55.73 sqm / 599.87 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
includes windows, restricted head height
53.14 sqm / 571.99 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

AREA 39 RESIDENTIAL: 55.62 sqm / 600.84 sqft
AREA 30 RESIDENTIAL: 53.76 sqm / 578.88 sqft

UPIC ID: 6167c933c652550e6c160a9b

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