



Melling Drive, Enfield

Under Offer (SSTC)

£325,000 (Leasehold)





A modern and well-appointed two-bedroom ground floor apartment with its own private garden, ideally situated for local transport and amenities.

Set within a modern development on a quiet residential road, this well-presented two-bedroom ground floor flat combines bright, practical interiors with its own private garden – perfect for first-time buyers, downsizers or investors looking for a low-maintenance home with great connectivity.

Inside, you're welcomed by a spacious hallway with high ceilings, smart laminate flooring, and plenty of built-in storage. The open-plan lounge and kitchen area is light-filled and inviting, featuring sleek units, an integrated fridge/freezer, fitted oven and hob, and a stainless steel sink, all neatly designed around a social layout. A uPVC door leads directly onto the private garden – ideal for al fresco dining or relaxing outside in the warmer months.

Both bedrooms are good-sized doubles with front-facing double-glazed windows, soft carpets, and a fitted wardrobe in the main bedroom. The bathroom is clean and contemporary, offering a full-sized bath with mains-fed shower, heated towel rail, and built-in vanity storage. Additional perks include gas central heating via a 'Glow Worm' boiler, double glazing throughout, a video entry system, and a 99-year lease.

Located within walking distance of both Turkey Street (0.9 miles) and Enfield Town (1 mile) stations, you're well connected to Liverpool Street and the Victoria Line via Seven Sisters. Nearby, you'll find Enfield Retail Parks, local supermarkets, the David Lloyd Leisure Centre, and several parks and green spaces, plus frequent bus routes for added convenience.

Tenure: Leasehold

Current Lease Term: 99 years from and including 25 June 2015

Term Remaining: 90 years remaining approx.

Ground Rent: £199.92 p.a

Service Charge: £2215.44 p.a

Local Authority: Enfield

Council Tax Band: C

Inner Hallway

Laminate Wood Flooring, Radiator, Spotlights To Ceiling, Video Entry Phone System, Storage Cupboard Housing Fuse Box And Washing Machine, Further Storage Cupboard, Door To Lounge, Doors To Both Bedrooms, Door To Bathroom.

Lounge/Kitchen

uPVC Double Glazed Window To Front Aspect, Door Leading To Garden, Laminate Wood Flooring, Spotlights To Ceiling, Radiator, Extractor Vent, Eye And Base Level Units, Integrated Fridge/Freezer, Fitted Electric Oven, Fitted Electric Hob With Extractor Over, Stainless Steel Sink With Mixer Tap, Cupboard Housing 'Glow Worm' Boiler.

Bedroom 1

uPVC Double Glazed Window To Front Aspect, Carpet, Radiator, Fitted Wardrobe.

Bedroom 2

uPVC Double Glazed Window To Front Aspect, Carpet, Radiator.

Bathroom

Tiled Flooring, Part-Tiled Walls, Spotlights To Ceiling, Heated Towel Rail, Shaving Point, Low-Level WC, Wash Hand Basin With Mixer Tap, Panelled Bath With Mixer Tap, Mains-Fed Shower, Extractor Vent.

Garden

Paved Patio Area, Part 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.

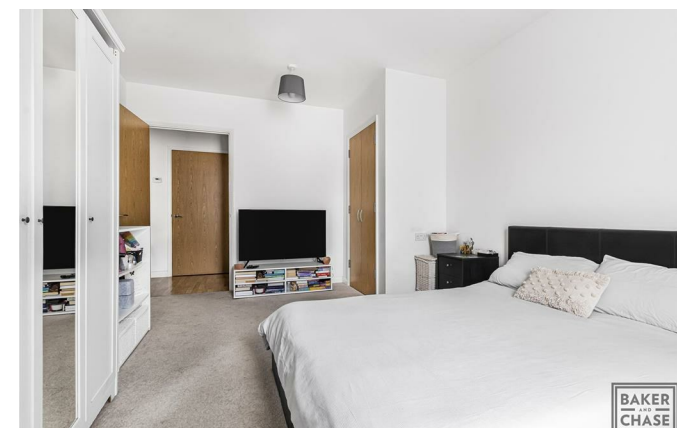
Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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

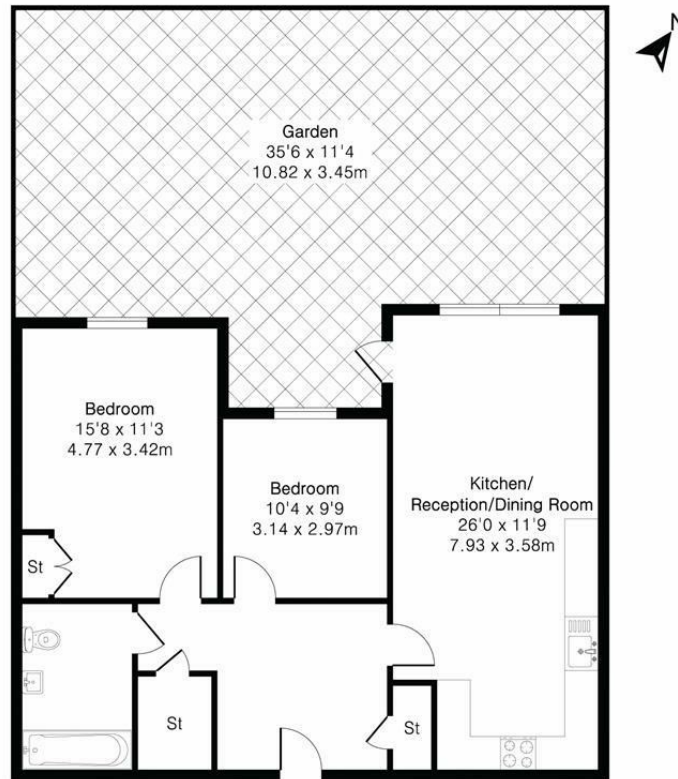
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Anti-Money Laundering Regulations: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

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 842 sq ft - 78 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 B / Local Authority: Enfield / Council Tax Band: C