



Bullsmoor Lane, Enfield

Available

£200,000 (Leasehold)





well-maintained one-bedroom apartment set within a popular modern development, ideal for first-time buyers, downsizers, or investors.

Set within a purpose-built development, this well-presented one-bedroom apartment offers a practical layout, bright interiors, and easy access to local amenities and transport links — making it an ideal choice for first-time buyers, downsizers, or investors alike.

The accommodation comprises an entrance hallway with useful storage cupboards, a spacious open-plan lounge and kitchen featuring modern fitted units, integrated oven and hob, and space for appliances. A large uPVC double-glazed window floods the living area with natural light. The double bedroom includes fitted wardrobes, while the contemporary shower room is finished with tiled flooring, a walk-in shower, heated towel rail, and wash hand basin with mixer tap.

Additional benefits include an entry phone system, coving to ceilings, and electric heating throughout. The property is located on the first floor of a well-maintained block with secure communal areas. The lease has also been extended by an additional 90 years, providing long-term peace of mind for the next owner.

St. Giles Court enjoys a convenient location on Bullsmoor Lane, within easy reach of local shops, restaurants, and amenities. Excellent transport links are close by, including Waltham Cross and Turkey Street Stations (both approximately 1 mile away), offering services into central London. Road connections via the A10 and M25 are also easily accessible, while nearby green spaces such as Forty Hall Estate and Myddelton House Gardens provide attractive options for leisure and recreation.

A bright and conveniently located one-bedroom apartment, perfect for those seeking a comfortable home or investment opportunity in Enfield.

Tenure: Leasehold

Lease Term: 180 years from 25 December 1980

Term Remaining: 135 years remaining

Service Charge: £2253.66 per annum

Ground Rent: £200 per annum

Local Authority: London Borough of Enfield

Council Tax Band: B

Inner Hallway

Coving to ceiling, tiled flooring, telephone entry system, storage cupboard housing fuse box, further storage cupboard housing water cylinder, electric heater, doors to lounge/kitchen, bedroom, and shower room.

Lounge/Kitchen (Open-Plan)

Coving to ceiling, uPVC double glazed window to front aspect, laminate wood flooring, electric heater, eye and base level units, stainless steel sink with mixer tap, space for washing machine, space for dryer, fitted electric oven, fitted electric hob with extractor over, space for fridge/freezer.

Bedroom

Coving to ceiling, carpet, electric heater, 2x fitted cupboards.

Shower room

Part tiled walls, tiled flooring, low level WC, wash hand basin with mixer tap, walk-in shower cubicle with mains fed shower, heated towel rail.

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.

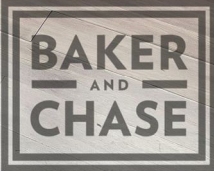
Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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







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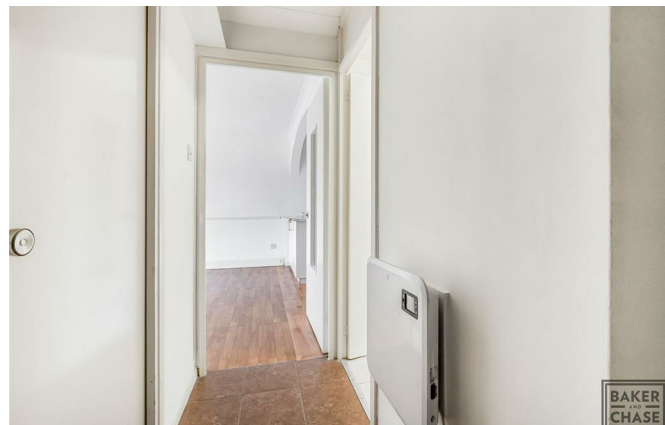
Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

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

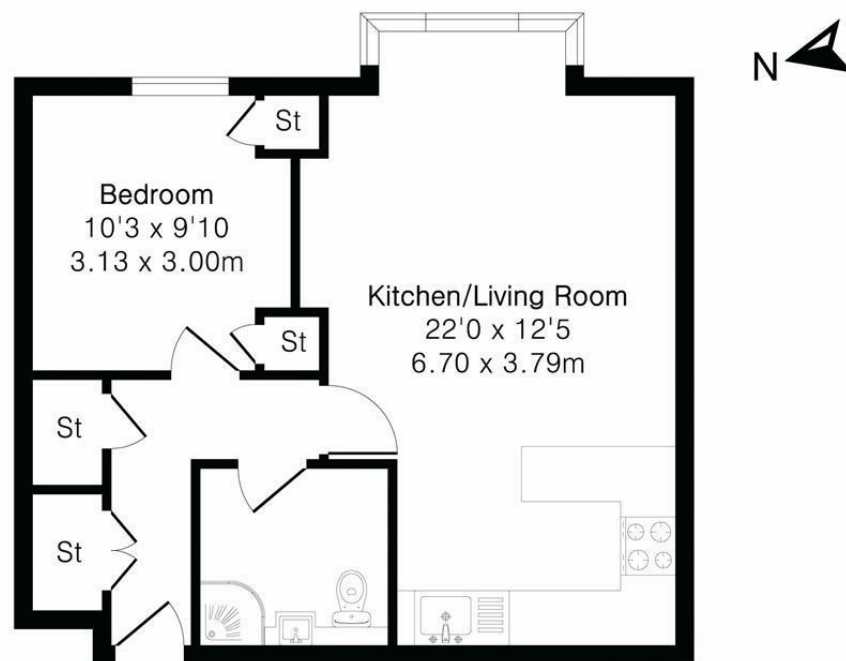
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Anti-Money Laundering Regulations: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

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 465 sq ft - 43 sq m



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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: London Borough of Enfield / Council Tax Band: B

