



Enders Close, Enfield

Available

£349,995 (Leasehold)





A bright and well-presented two-bedroom apartment with allocated parking and a private garage, set within a peaceful modern development close to Enfield Town and excellent transport links.

Set within a modern purpose-built development, this bright and well-presented two-bedroom first-floor apartment offers comfortable living space, and the convenience of a garage and allocated parking.

An inviting entrance hallway with storage and stairs leading to a spacious first-floor landing. The open-plan lounge enjoys excellent natural light from a Juliet balcony, with double-glazed doors and windows to the side aspect. The separate kitchen is fitted with a range of wall and base units, integrated appliances including an oven, hob, fridge/freezer, and dishwasher, and provides a practical layout for modern living.

There are two well-proportioned bedrooms, with the principal bedroom benefiting from a private en-suite shower room, while the second bedroom is served by a family bathroom complete with a bath, shower attachment, and contemporary tiling. Additional features include gas central heating, double glazing, and a storage cupboard housing an 'Ideal' boiler and washing machine.

Externally, the property benefits from allocated parking and a private garage, providing secure storage or additional parking. The development is well-maintained, offering a peaceful and attractive setting.

Enders Close is ideally located within easy reach of Enfield Town's wide range of shops, cafés, and restaurants, as well as Gordon Hill Station (approximately 0.7 miles), which provides direct rail links into central London. Local parks such as Hilly Fields and Chase Green are nearby, offering pleasant outdoor spaces, and the property sits within reach of well-regarded local schools.

Offered chain free, this two-bedroom apartment with parking and garage presents an excellent opportunity to secure a well-positioned home in a popular Enfield location.

Tenure: Leasehold

Lease Term: Started in 2007 with a lease of 125 years.

Term Remaining: 107 years remaining

Service Charge: £1272.00 per annum

Ground Rent: £175.00 per annum

Local Authority: London Borough of Enfield
Council Tax D

Inner Hallway

uPVC double glazed window to side aspect, carpet, radiator, telephone point, stairs to first floor landing.

First Floor Landing

Spotlights to ceiling, uPVC double glazed window to rear aspect, carpet, radiator, loft access, storage cupboard housing 'Ideal' boiler and washing machine, doors to lounge, both bedrooms, and bathroom.

Lounge

uPVC double glazed window to side aspect, uPVC double glazed doors leading to Juliet balcony, carpet, radiator, telephone point, television aerial point, access to kitchen.

Kitchen

Part tiled walls, spotlights to ceiling, uPVC double glazed window to side aspect, lino flooring, eye and base level units, stainless steel sink with mixer tap, fitted electric oven, fitted gas hob with extractor over, integrated fridge/freezer, integrated dishwasher.

Bedroom 1

uPVC double glazed window to front aspect, carpet, radiator, telephone point, television aerial point, door to en-suite.

En-Suite

Tiled walls, spotlights to ceiling, lino flooring, radiator, extractor fan, low level WC, pedestal wash hand basin, walk-in shower cubicle with ____

Bedroom 2

uPVC double glazed window to front aspect, carpet, radiator.

Bathroom

Part tiled walls, spotlights to ceiling, frosted uPVC double glazed window to rear aspect, lino flooring, radiator, pedestal wash hand basin with mixer tap, panelled bath with mixer tap and shower attachment, low level WC.

Garage

Disclaimer





BAKER
AND
CHASE

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.

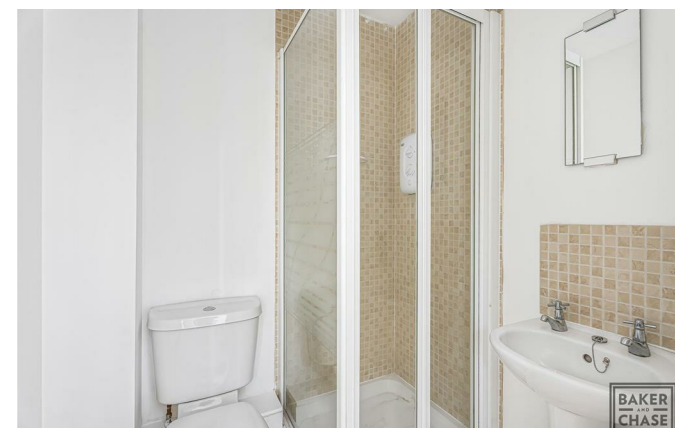
Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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

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.

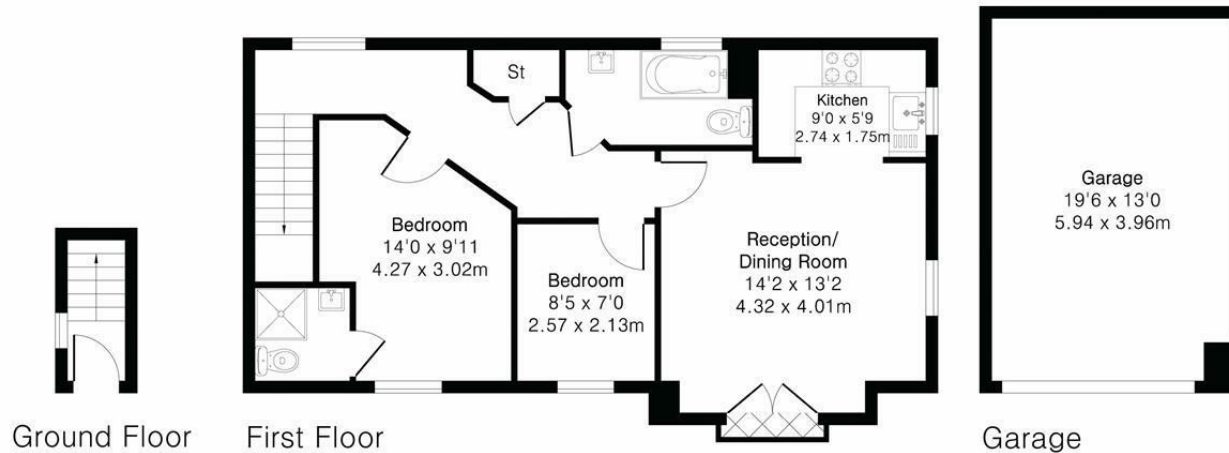


**Approximate Gross Internal Area 681 sq ft - 63 sq m
(Excluding Garage)**

Ground Floor Area 23 sq ft – 2 sq m

First Floor Area 658 sq ft – 61 sq m

Garage Area 251 sq ft – 23 sq m



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 C / Local Authority: London Borough of Enfield / Council Tax Band: D