



Orton Grove, Enfield

Available

£280,000 (Leasehold)

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A well-presented two-bedroom third-floor apartment in a modern Enfield development, offering practical living with a private balcony and long lease.

Located on the third floor of a modern residential development in Enfield, this two-bedroom apartment offers well-laid-out accommodation with all principal rooms enjoying a rear-facing aspect. The property is accessed via a communal entrance with stair access and is well suited to buyers seeking a straightforward, low-maintenance home.

The accommodation is arranged around a central hallway providing access to all rooms, along with built-in storage and an entry phone system. The lounge is positioned to the rear and opens onto a private balcony, creating a comfortable living space with an outdoor area. The kitchen sits separately and is fitted with a range of matching wall and base units, offering practical space for everyday appliances and food preparation.

There are two bedrooms, both located at the rear of the property. The main bedroom benefits from its own en-suite bathroom, while the second bedroom is served by a separate bathroom accessed from the hallway. Both bathrooms are fitted with modern white suites, providing convenient facilities for residents and guests. The apartment is fitted with electric heating and a combi boiler.

Residents benefit from unallocated parking within the development, which is maintained through an annual service charge. The property is offered on a long lease with over 100 years remaining, providing long-term security for future owners.

Situated within the London Borough of Enfield, the apartment is well placed for access to local amenities, transport links, and day-to-day services. This property would be well suited to first-time buyers, downsizers, or investors looking for a sensibly arranged apartment in a well-connected North London location.

Tenure: Leasehold

Lease Term: Started in 2005 with a lease of 125 years.

Term remaining: 105 years remaining

Service Charge: £2,017.75 a year

Ground Rent: £200 a year

Local Authority: London Borough of Enfield

Council Tax Band: C

Communal Entrance

Stair access to all floors

Hallway

Loft hatch, entry phone system, storage cupboard housing boiler combi, wooden skirting boards, laminate flooring doors to

Lounge

Double glazed window to rear aspect, electric radiator, wooden skirting boards, laminate flooring doors to

Balcony

Rear aspect facing balcony

Kitchen

Matching wall and base units, tiled splash back, sink with mixer tap, space for fridge freezer, space for electric oven and hob, space for washing machine, wooden skirting boards, lino flooring

Bedroom 1

Double glazed window to rear aspect, electric radiator, wooden skirting boards, laminate flooring, door to

En-Suite

Bath with shower attachment, w/c low flush, sink with mixer tap, wooden skirting boards, vinyl flooring

Bedroom 2

Double glazed window to rear aspect, electric radiator, wooden skirting boards, laminate flooring

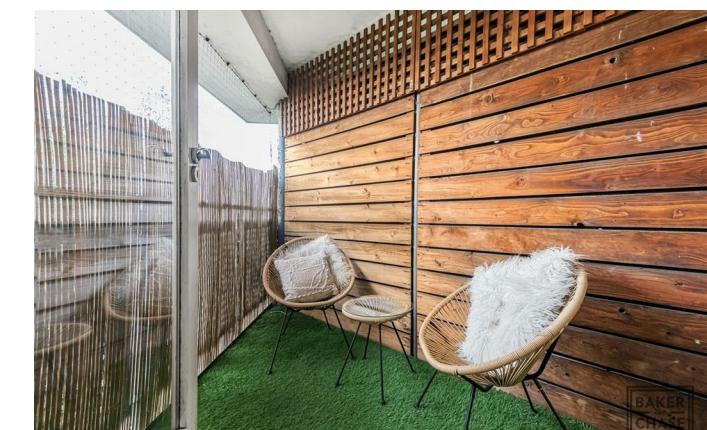
Bathroom

Extractor fan, bath with shower attachment, w/c low flush, sink with mixer tap, heated towel rail, vinyl flooring

Parking

Unallocated parking for residents

Disclaimer





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Viewings: In consideration of the current owner/occupants, please note:

- a. Pets are not allowed to attend viewings.
- b. Additional photos and/or filming of the property internally and externally is not permitted.
- c. Loft access is not generally permitted unless express permission is requested.

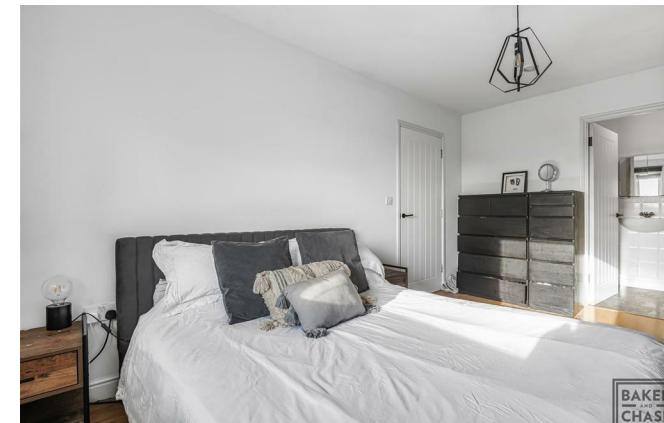
Anti-Money Laundering Regulations: Intending purchaser(s) will be charged up to £20+VAT each to digitally produce and verify identification and financial documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We are unable to proceed and/or remove a property from the market without this.

Availability: Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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.

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. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

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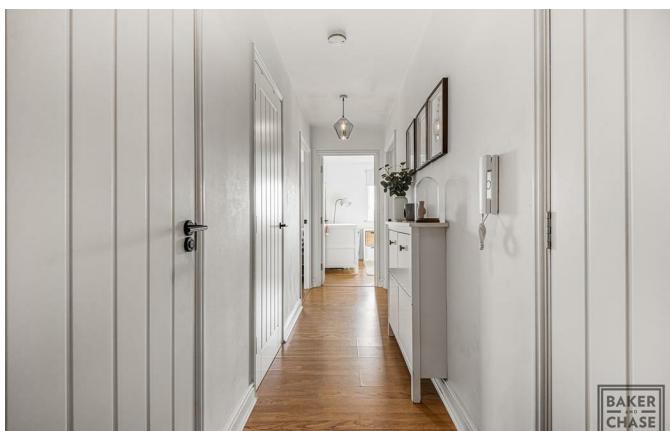




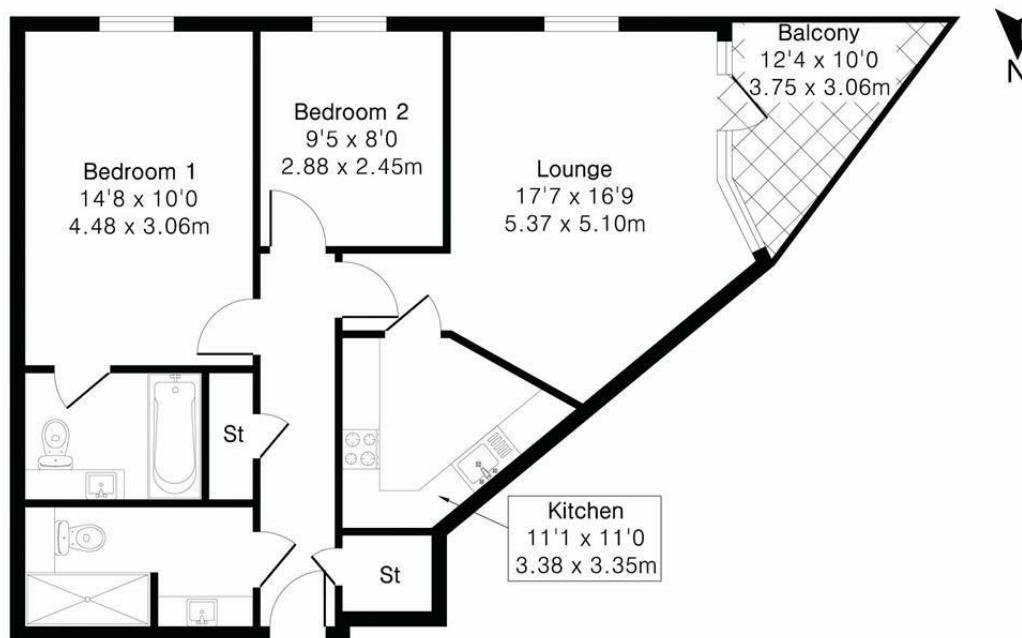
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Approximate Gross Internal Area 680 sq ft - 63 sq m



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

