



Waddington Close, Burleigh Road, Enfield

Available

£225,000 (Leasehold)





Outstanding ground floor Studio flat, with recently fitted kitchen and bathroom. Located in quiet residential turning with private residents parking.

Welcome to this charming studio flat located in the discreet residential area of Waddington Close, Burleigh Road, Enfield. This purpose-built property, constructed between 1990-1999, offers a cosy living space with a separate sleeping area, perfect for those seeking a modern and convenient living arrangement.

Upon entering, you are greeted by a well-appointed reception room that is versatile and can be easily transformed to suit your needs. The kitchen and bathroom have been thoughtfully installed by the current owner, ensuring a contemporary and functional layout that complements the overall design of the flat.

One of the highlights of this property is the new flooring that has been recently laid, adding a touch of elegance and freshness to the space. Whether you are relaxing in the living area, preparing a meal in the kitchen, or unwinding in the separate sleeping area, the new flooring ties the rooms together seamlessly.

Situated just 0.2 miles away from Enfield Town London Overground Station, this flat offers excellent transport links for those commuting to the city or exploring the surrounding areas. The convenience of having the station within walking distance makes this property an ideal choice for professionals and individuals who value easy access to transportation.

Don't miss the opportunity to make this studio flat your own and enjoy the comfort and convenience it has to offer. Contact us today to arrange a viewing and experience the potential of this lovely property in Enfield.

Tenure: Leasehold

Lease term: 125 years from 24 June 1992

Term remaining: 94 years

Service Charge: £999.00 (approx.)

Ground Rent: £160 per/annum

Local Authority: Enfield

Council Tax Band: B

Front

Residence parking, Communal grounds.

Inner Hallway

Laminate wood flooring, wall mounted fuse box, storage cupboard housing water tank, door to lounge, door to bathroom.

Lounge

Laminate wood flooring, uPVC double glazed window to front aspect, electric heater, coving to ceiling, archway to separate sleeping area, archway to kitchen, telephone entry system.

Kitchen

uPVC double glazed window to front aspect, eye and base level units, part-tiled walls, sink with mixer tap, integrated fridge/freezer, integrated washing machine, fitted electric oven, fitted electric hob with extractor over.

Separate Sleeping Area

Laminate wood flooring, fitted wardrobe.

Bathroom

Tiled flooring, part-tiled walls, low level WC, Wash hand basin with mixer tap and storage under, panelled bath with mixer tap and mains fed shower.

Disclaimer

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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.

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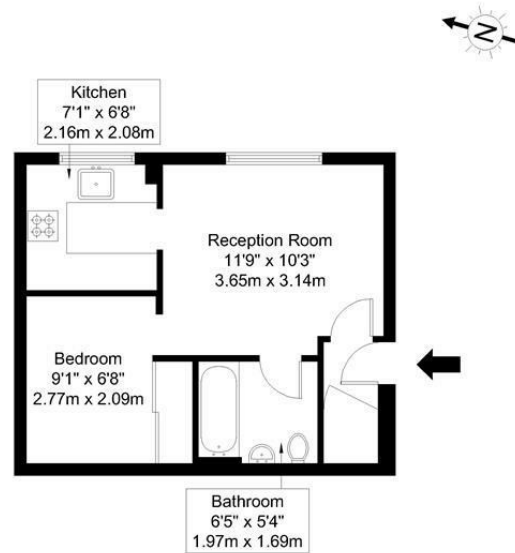
Anti-Money Laundering Regulations: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

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.



Waddington Close, EN1 1NB

Approx Gross Internal Area = 29 sq m / 312 sq ft



Ground Floor

Ref:

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PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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EPC Rating D / Local Authority: Enfield / Council Tax Band: B