



Flat 63 Cosmopolitan Court 67 Main Avenue, Enfield, EN1 1GD

Offers Over £240,000



## Flat 63 Cosmopolitan Court 67 Main Avenue, Enfield, EN1 1GD

For sale and chain free is a one bedroom fourth floor flat, within a concierge managed development and gated private allocated parking. Benefitting from gas central heating, double glazing, a double bedroom with fitted wardrobe, open plan kitchen/living area and a lift en-block. external communal terrace and communal grounds above ground level.

Located in Bush Hill Park within 0.5 miles from Bush Hill Park train station. Within close proximity to local shops, bus routes and the A10 road network.



### **Entrance**

Via communal hallway, laminate flooring, storage cupboard, doors to:

### **Kitchen/Living Room**

22'8" x 11'10" narrowing to 10'7" (6.91m x 3.61m narrowing to 3.23m)

Double glazed window to rear aspect, wall and base units with rolled worktop, sink drainer with mixer tap, island with integrated gas hob, extractor above. integrated dish/washer, space for fridge/freezer, spotlights to ceiling, tiled floor, radiator, laminate flooring,

### **Bedroom** 12'5" x 9'4" (3.78m x 2.84m)

Double glazed window to rear aspect, radiator, fitted wardrobe, carpet.

### **Bathroom**

Panel enclosed bath with mixer tap and shower attachment, vanity unit with mixer tap, low flush wc, part tiled walls, mirror, tiled floor.

### **Communal Grounds**

One allocated parking space with gated car park, communal grounds and communal terrace.

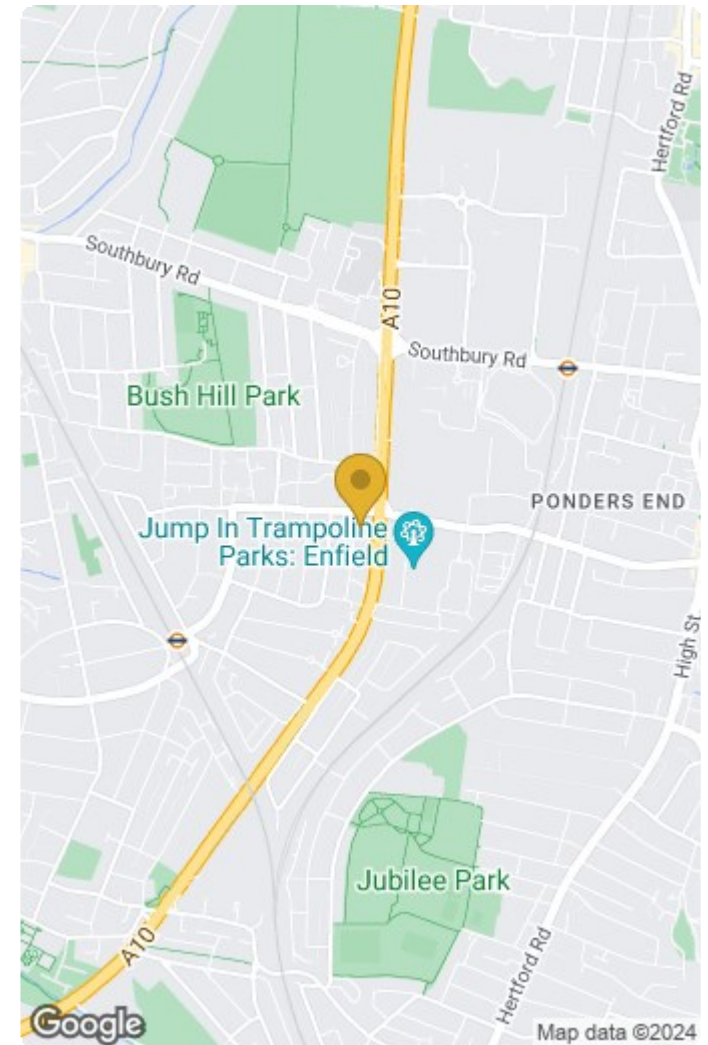
### **Reference**

ET5021/PB/AX/PB/290124





FLOOR  
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA : 479 sq.ft. (44.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS**

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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