



**Karyatis Court Charles Street, Enfield, EN1 1FG**  
**Offers In Excess Of £250,000**



## Karyatis Court Charles Street, EN1 1FG

Welcome to this charming property located on Charles Street! This delightful flat boasts a modern style living space perfect for a single person or a couple. Situated on the first floor this one-bedroom flat offers a cosy and contemporary feel.

As you step into the property, you are greeted by a well-designed open plan living room/kitchen that is ideal for relaxing or entertaining guests. The bedroom provides a comfortable space to unwind after a long day, offering a peaceful retreat for a good night's sleep. The bathroom is sleek and stylish, adding a touch of luxury to your daily routine.

One of the highlights of this property is the allocated parking space, ensuring convenience for those with a vehicle.

Don't miss out on the chance to make this property your own and enjoy the benefits of modern living in a prime location. Contact us today to arrange a viewing and take the first step towards owning this wonderful flat on Charles Street!



### **Entrance**

Door to front aspect, video entry system, open to lounge.

### **Open Plan Lounge/Kitchen**

19'9" (max) x 12'3" (max) (6.02m (max) x 3.73m (max))

Lounge Area:

Double glazed window to rear aspect, radiator, laminate floor, open to kitchen.

Kitchen Area:

Eye and base level units with worktop surfaces, space for washing machine and fridge/freezer, fitted oven with induction hob and extractor hood, sink with mixer tap and drainer unit, part tiled walls and laminate flooring.

### **Bedroom One**

13'0" x 10'4" (3.96m x 3.15m)

Double glazed window to rear aspect and radiator

### **Bathroom**

Extractor fan, low flush WC, vanity sink with mixer tap, panel enclosed bath with mixer tap and shower attachment, heated towel rail and part tiled walls.

### **Lanes Estate Agents Enfield Reference No**

ET5155/AX/AX/AX/290424



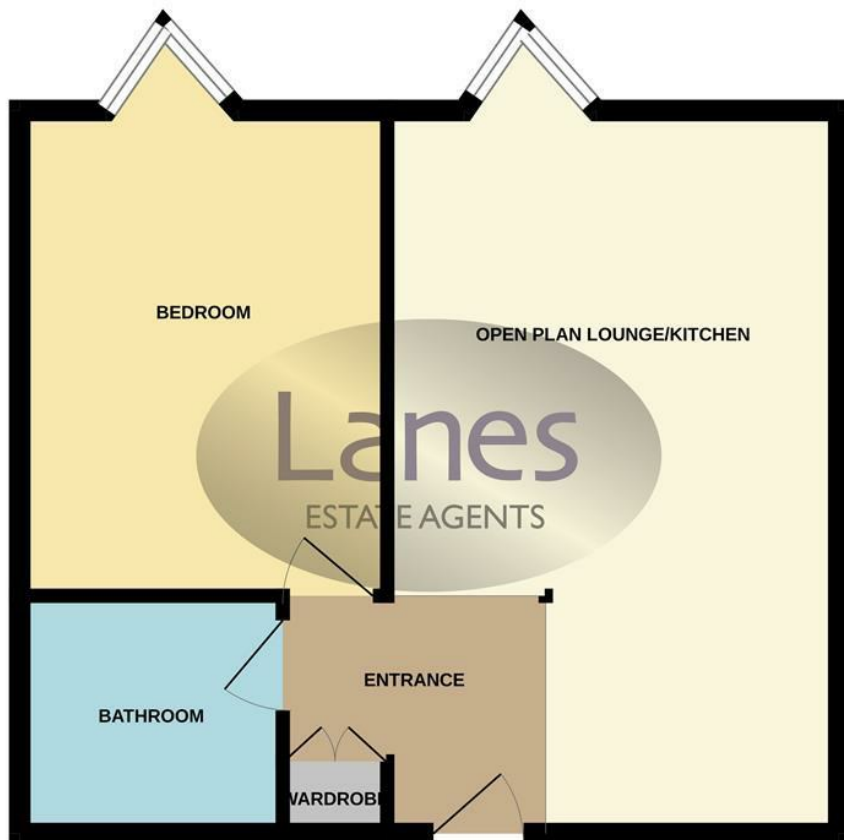


EXIT

FLAT 15

FLAT 15

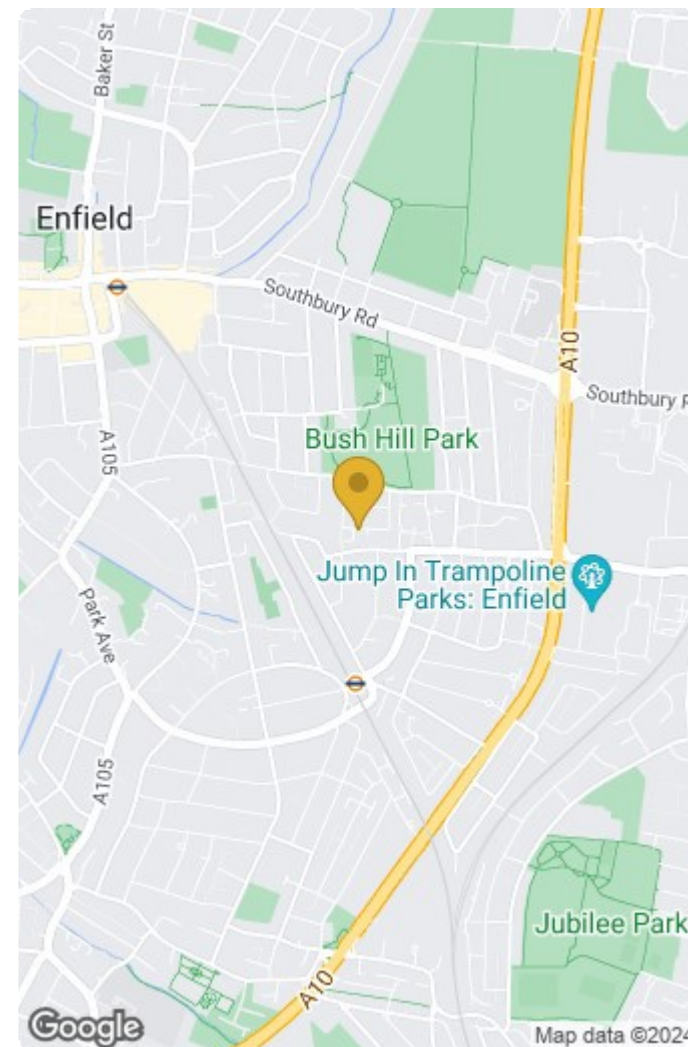
FIRST FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 450 sq.ft. (41.8 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		76	76
(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		48	51
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

