



2 Beckwith Close, Enfield, EN2 8FQ

Offers In Excess Of £330,000





## 2 Beckwith Close, Enfield, EN2 8FQ

Lanes Enfield Town are pleased to market for sale Beckwith Close, Enfield - a charming location perfect for those seeking a cosy yet modern living space. This delightful ground floor apartment boasts two double bedrooms, ideal for First Time Buyers in need of a guest room or home office. Offered CHAIN FREE and a long lease of 114 years remaining.

This property comprises of an open plan kitchen and lounge, perfect for entertaining guests or simply relaxing after a long day. The direct access to a private patio area is a wonderful touch, offering a tranquil outdoor space to enjoy a morning coffee or evening glass of wine.

Convenience is key with parking available for one vehicle and the added bonus of bicycle storage is perfect for those who enjoy cycling around the picturesque neighbourhood.

Located just a short walk away from local shops and a 10 minute stroll from Gordon Hill Station, this property offers the best of both worlds - a peaceful retreat with easy access to amenities and transportation. Don't miss out on the opportunity to make this lovely flat your new home.



### **Entrance Hall**

Laminate flooring, storage cupboard, doors to:

### **Lounge/Kitchen/Dining Room**

22'18" x 15'6" narrowing to 10'4" (6.71m x 4.72m narrowing to 3.15m)

Range of wall and base units with stone worktop inset stainless steel sink and drainer, electric hob with extractor above, integrated oven, integrated fridge/freezer, space for washing machine, tiled and wood flooring into living area,, spotlights, radiator, double glazed window and door to rear aspect leading to small external patio.

### **Bedroom One** 12'3" x 10'10" (3.73m x 3.30m)

Dual aspect double glazed windows to side, carpet,

### **Bedroom Two** 12'4" x 7'6" (3.76m x 2.29m)

Double glazed window to side aspect, radiator, fitted carpet.

### **Bathroom**

Panelled bath with mixer tap and shower attachment, pedestal hand wash basin with mixer tap,. low level w/c, part tiled walls, tiled floor.

### **External**

residential permit parking, communal gardens.

### **Reference**

ET5115/AX/PB/PB/201123







GROUND FLOOR  
625 sq.ft. (58.0 sq.m.) approx.

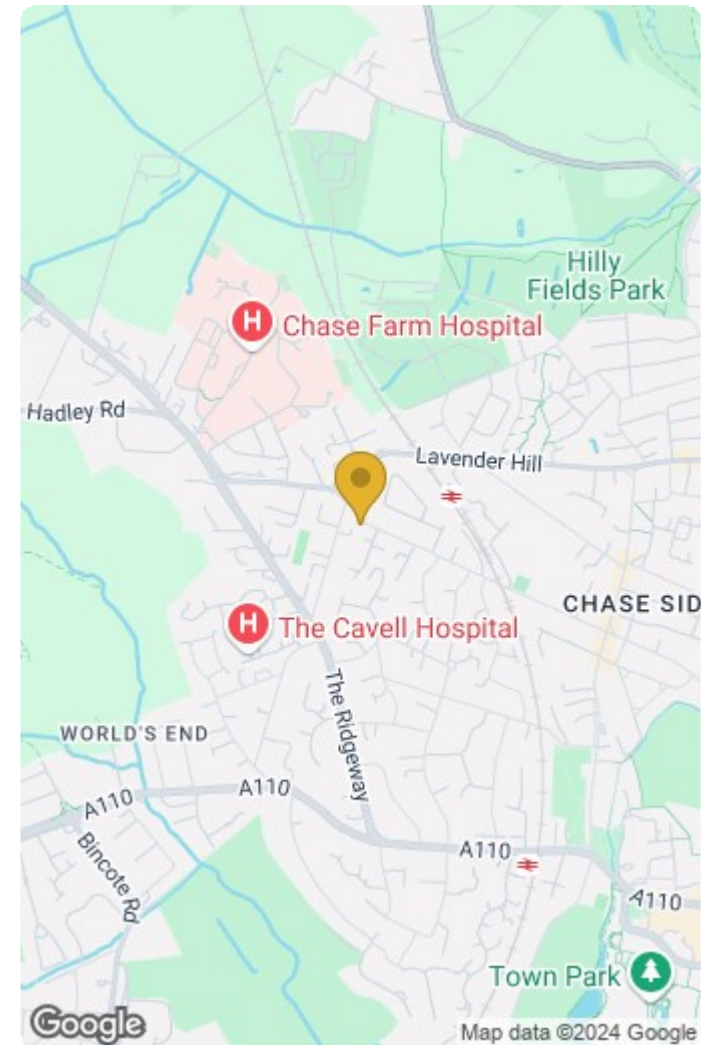


TOTAL FLOOR AREA : 625 sq.ft. (58.0 sq.m.) approx.

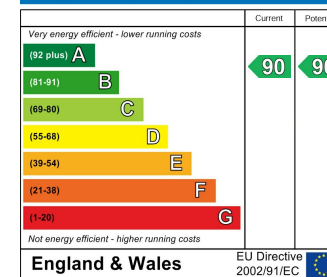
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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**



**Environmental Impact (CO<sub>2</sub>) Rating**

