



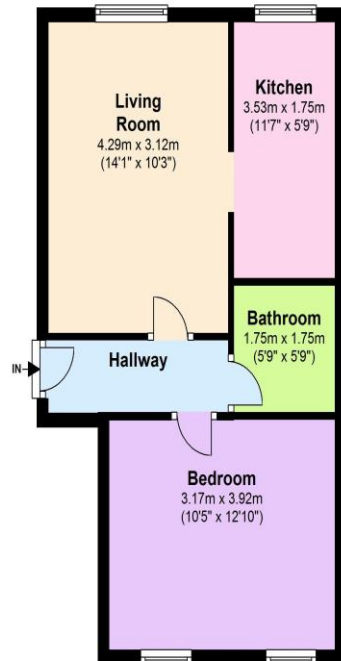
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020 8441 1123

Second Floor

Approx. 39.6 sq. metres (426.5 sq. feet)



Total area: approx. 39.6 sq. metres (426.5 sq. feet)

1. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order, or fit for their purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.
2. 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.
3. Room measurements have been made using a Laser Meter. Complete accuracy cannot be guaranteed and therefore the room sizes given should be regarded as being approximate.
4. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.
5. Floor plans remain copyright of Hamilton Chase Estate Agents and are not to be copied in part or full without written consent, are provided for illustrative purposes only and are not to scale.

67 Waddington Close

Enfield EN1 1NB

£245,000 Leasehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

PROPERTY SUMMARY

Situated in this quiet cul de sac turning and only a five minute walk from Enfield Town Shopping center and Enfield Town overground station Hamilton Chase are delighted to offer for sale this attractive top floor flat of which an internal viewing is most highly recommended. The flat would be perfect for the first time buyer or buy to let investor and offers the following features one double bedroom, 14 ft lounge, separate modern fitted kitchen, attractive bathroom, double glazed windows, residents parking, bike storage, chain-free. An internal viewing is most highly recommended.

ACCOMMODATION

COMMUNAL ENTRANCE

With entry phone system and staircase leading to all floors.

FRONT DOOR

HALLWAY

Laminated wood flooring, access to loft space which is part boarded and fully insulated, wall mounted electric heater, mounted fuse box, smoke alarm, wall mounted entry phone system, power points.

LOUNGE 14' 1" x 10' 3" (4.29m x 3.12m)

Triple glazed window to rear aspect, laminated wood flooring, power points, wall mounted electric heater, tv and telephone point.

KITCHEN 11' 7" x 5' 9" (3.53m x 1.75m)

Range of fitted wall and base units with rolled top worksurfaces, inset stainless steel circular sink/drainage with cupboards underneath, splash back tiling to walls, power points, built in washing machine and dishwasher, built in four ring electric hob with electric oven, tiled flooring, built in cupboard housing hot water cylinder, triple glazed window to rear aspect.

BATHROOM 5' 9" x 5' 9" (1.75m x 1.75m)

Enclosed paneled bath with with shower rail and curtain, wall mounted electric shower, wash/hand basin, low level wc, tiled flooring, part tiled walls, wall mounted electric towel rail.

BEDROOM 1 12' 10" x 10' 5" (3.91m x 3.17m)

Triple glazed window to front aspect, fitted carpet, power points, wall mounted electric heater, floor to ceiling built in wardrobes with with sliding doors.

COMMUNAL GARDENS

Well maintained communal gardens.

COMMUNAL RESIDENTS PARKING

Permit residents parking, bike storage shed, brick built bin store.

LEASE

95 years remaining

ANNUAL GROUND RENT

£180

ANNUAL SERVICE CHARGE

£1440

COUNCIL TAX BAND

C

