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## John Gooch Drive, Enfield

A modern and spacious first floor apartment with parking and communal gardens in a pleasant location just a short walk from Gordon Hill Station and Chase Side Hospital.

**£225,000**

01992 87 85 80

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### Overall Description

This is a modern first-floor one bedroom apartment in a pleasant and quiet residential area that is also close to local transport links and other amenities. The apartment comprises an entrance hall, sitting/dining room, modern kitchen, double bedroom and bathroom with fitted shower cubicle. The property is in good decorative order with double-glazed windows and electric wall-mounted heaters. The apartment has an allocated parking space in the large car-park, as well as use of the good-sized communal gardens to the rear. The property will suit first time buyers looking to get a foot on the ladder as well as buy-to-let investors looking to rent the apartment out to local professionals commuting from Gordon Hill Station, as well as staff from the nearby Chase Side Hospital. We are holding an Open House viewing from 11am to 12 noon on Saturday 9th March so please do call to arrange a viewing.

### Location

The apartment sits in a lovely quiet residential location just off Lavender Hill in Enfield and is only around a five minutes walk from Gordon Hill station with regular trains into London Finsbury Park, Moorgate (weekdays) and Kings Cross (weekends). The apartment is around a fifteen minute walk from Enfield Chase station, with its neighbouring local shops, and twenty minutes walk from the High Street shops and other amenities in Enfield Town. The apartment is just up the road from Chase Side Hospital, so apartments in this location are popular with NHS staff that work there or buy-to-let investors looking to let to those same staff. The property sits towards the edge of Enfield and is close to Hertfordshire countryside, including nearby Trent Park, making it ideal for keen walkers and cyclists.

### Accommodation

From the car park a path leads to the communal front door into the hallway with stairs up to the first floor. Private front door into the:

#### Entrance Hall 7'2 x 2'8 (2.18m x 0.81m)

Deep storage cupboard with shelving. Telephone for intercom operating the communal front door.

#### Sitting/Dining Room 15'8 widest x 13' (4.78m widest x 3.96m)

Window to rear overlooking the communal garden. Fold-down dining table. TV aerial point. Telephone point.

#### Kitchen 7'3 x 6'2 (2.21m x 1.88m)

Window to side. Kitchen units with roll-top work surfaces, stainless steel sink unit and tiled splash-back. Space for electric oven/hob with extractor above. Space for fridge/freezer. Space and plumbing for washing-machine. Open-plan to sitting room.

#### Bedroom 10'8 x 9' (3.25m x 2.74m)

Window to front. TV aerial point.

#### Bathroom 7'3 x 5'11 (2.21m x 1.80m)

Frosted window to side. Shower cubicle with tiled surround. Low-level WC. Vanity unit with wash-hand basin and cupboard beneath. Half-tiled walls. Wall-mounted electric heater. Extractor fan. Airing cupboard with factory-lagged hot water cylinder with immersion heater.

### Outside

To the side of the apartment is a car-park with one allocated parking space. There are communal gardens to the rear as well as a communal clothes drying area fenced off in the corner.

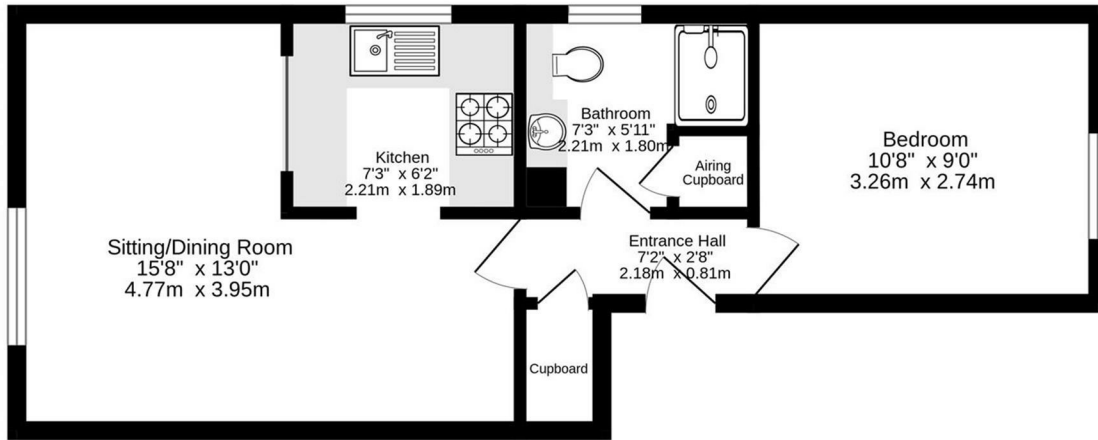
### Services and Other Information

Mains water, electricity and drainage. Electric wall-mounted heaters. Leasehold : 125 years from 1986 (c.87 years remaining). Service Charge: c.£125 per month or c. £1,500 per annum. Ground Rent: TBC. TV aerial and telephone points. Council Tax Band C.

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Ground Floor  
373 sq.ft. (34.6 sq.m.) approx.




TOTAL FLOOR AREA : 373 sq.ft. (34.6 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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# Energy Efficiency Rating

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

Please note: appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements including amounts of land in acres are approximate.



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