



**THE
PROBATE
PROPERTY
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2 Village Road, Enfield Town

A spacious ground floor apartment in an excellent central location that offers buyers potential for internal modernisation to meet their own needs and tastes. No chain.

Offers Over £375,000

01992 **87 85 80**

Overall Description

This is a spacious ground apartment in a pleasant residential location yet easily accessible from the excellent local amenities of Enfield Town. The apartment has its own front door, so no need to walk through shared hallways to get to your home. There is a good-sized dual aspect sitting/dining room, two double bedrooms with fitted wardrobes, separate shower room, kitchen and entrance hall. The property is in need of internal modernisation but it does have gas central-heating and double-glazed windows. So if you are looking for a high quality apartment, in an excellent location, with potential to be modernised to your own tastes, please call us to book a viewing. The property is being sold with no onward chain.

Location

This property sits in a pleasant residential area just a short walk to the centre of Enfield Town with its good range of High Street and local independent shops, supermarkets, pubs, restaurants and other amenities. Enfield Town Station and Bush Hill Park station are both under a ten minute walk away and they provide regular services south to Liverpool Street and north to Hertford East. There are also excellent and regular bus services locally along the A105 London Road, with the nearest stop just a minute's walk from your front door. Bush Hill Park is a pleasant green open space and only a ten minute walk away and the highly regarded Bush Hill Park golf course is also close by.

Accommodation

From the communal gardens a path leads up to the front door into the:

Entrance Hall 18'3 x 7'9 widest (5.56m x 2.36m widest)

Intercom panel for front door with CCTV. Alarm control. Cloaks cupboard with wooden shelving.

Sitting/Dining Room 24'2 x 17'5 (7.37m x 5.31m)

Dual aspect with windows to front and back. Electric fireplace with wooden surround. TV/FM aerial point. Telephone point. Central-heating thermostat. Two radiators.

Kitchen 10'2 x 10'2 (3.10m x 3.10m)

Window to side. Kitchen units with roll-top work surfaces, sink unit and tiled splash-back. Eye-level double Neff oven. Space for fridge/freezer. Dishwasher and washing-machine. Cupboard housing Vaillant gas central-heating boiler.

Bedroom One 11'11 x 10'2 (3.63m x 3.10m)

Window to rear. Fitted wardrobes with sliding mirror doors. Radiator.

Shower Room 8'3 x 7'2 (2.51m x 2.18m)

Double shower cubicle with tiled surround. Low-level WC. Wash-hand basin. Tiled floor and walls. Extractor fan.

Bedroom Two 10'2 x 9'8 (3.10m x 2.95m)

Window to rear. Wardrobe with sliding mirror doors. Telephone point. Radiator.

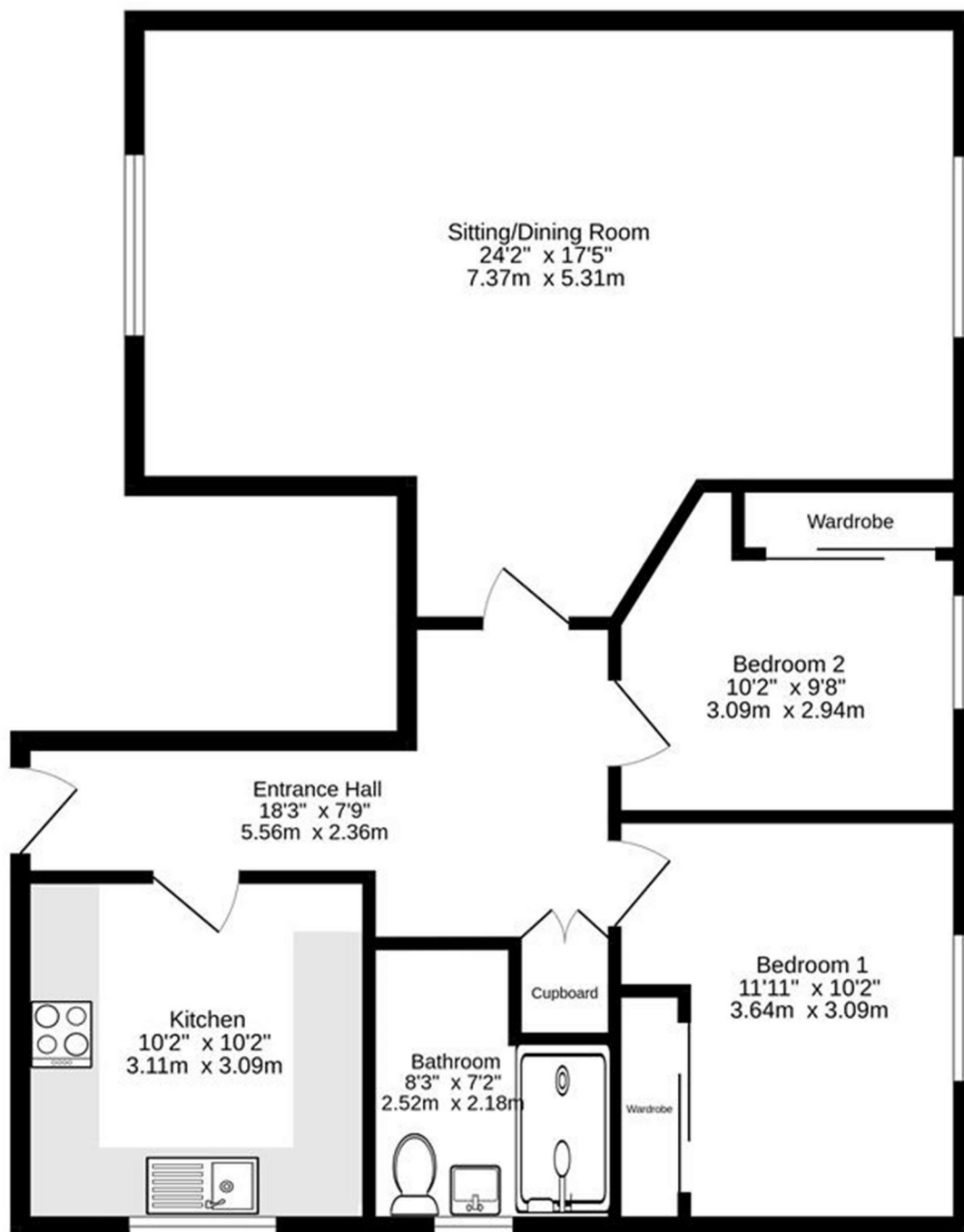
Outside

The apartments have communal gardens to the front and two communal parking areas.

Services and Other Information

Mains water, drainage, gas and electricity. Gas central-heating. Double-glazed windows. Leasehold (999 years from 25.9.2006 - circa 981 years remaining). Service Charge: c.£1,500 per annum. No Ground Rent.

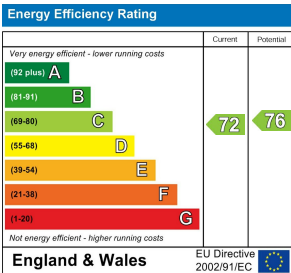
Ground Floor
836 sq.ft. (77.7 sq.m.) approx.



TOTAL FLOOR AREA : 836 sq.ft. (77.7 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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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.