



- FIRST FLOOR APARTMENT
- BALCONY
- OPEN PLAN LOUNGE/KITCHEN
- TWO BEDROOMS

Regent Court, Swan & Pike Road, Enfield, EN3 6DF

PRICE: £255,000 LEASEHOLD

STUNNING CHARACTER PROPERTY WITH RIVERSIDE VIEWS. Two bedroom first floor apartment located walking distance of Enfield Lock BR Station. Excellent presentation throughout. PERSONAL BALCONY. Large entrance hall, open plan living area. Modern bathroom. CHAIN FREE option.



Property Description

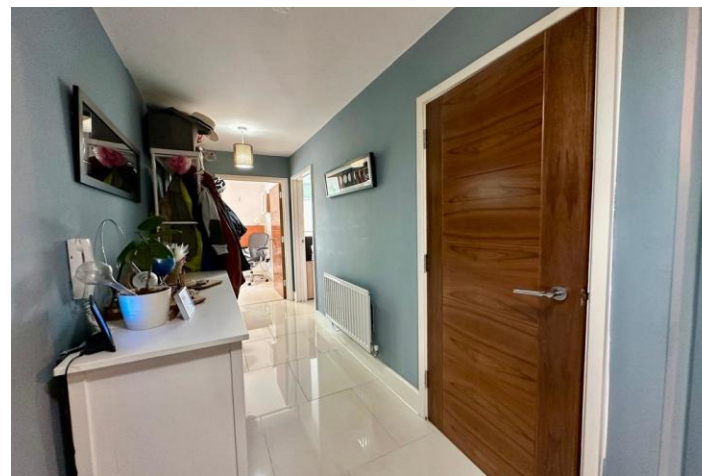
Elegant first floor conversion in a stunning character building set overlooking the River Lea Canal and yet walking distance of Enfield Lock BR Station.

This property is presented to an excellent standard internally with quality fixtures and fittings throughout.

The accommodation offers large reception entrance hall, open-plan living area with high gloss kitchen and fitted appliances. PERSONAL BALCONY WITH STUNNING VIEWS OVER THE RIVE LEA, two double bedrooms and luxury bathroom.

Externally the communal areas are well tended and there is allocated parking in a courtyard setting.

The property can be offered chain free and early viewing is highly recommended.





ACCOMMODATION IN BRIEF COMPRISES:

LARGE ENTRANCE HALL

17' 1" x 4' 10" (5.21m x 1.47m)

OPEN PLAN LOUNGE/KITCHEN

19' 2" x 8' 8" (5.84m x 2.64m)

BEDROOM ONE

12' 6" Max" x 7' 8" (3.81m x 2.34m)

BEDROOM TWO

8' 11" x 7' 8" (2.72m x 2.34m)

BATHROOM

6' 8" x 6' 8" (2.03m x 2.03m)



EXTERIOR

ALLOCATED PARKING

CHARGES

Council Tax - Enfield Borough Council Band

Tenure - Leasehold 125 Years commencing on and including 1/7/2015 (115 years unexpired)

Service Charge £3200 Per Annum

Ground Rent £300 Per Annum

UTILITIES AND SUPPLIERS

Electricity - Mains - Out Fox the market

Water - Mains - Thames Water

Sewage - Mains - Thames Water

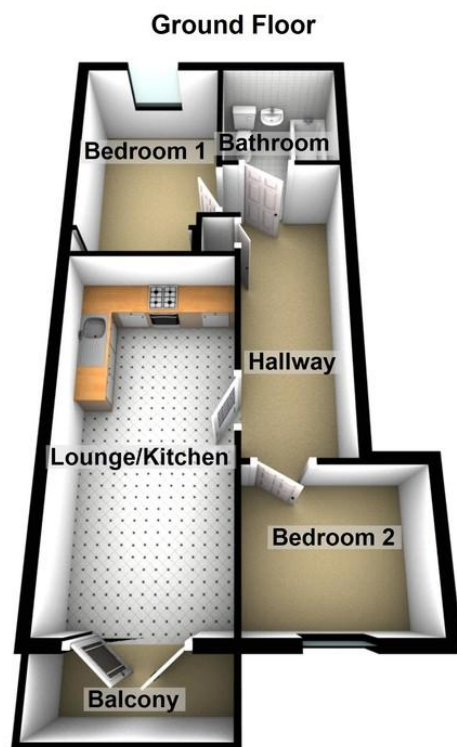
Heating - Gas Central Heating

Broadband and speed - PlusNet

Mobile Signal and coverage EE Vodafone Three O2

Flood Risk - Low





Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements