



**1 Bed
Apartment
located in Enfield**

£265,000



Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Melling Drive
Enfield
EN1 4DN

Wooden front door with spy hole opening into

HALLWAY

Spotlights to ceiling. Radiator. Large storage cupboard with hanging rail and light. Further storage cupboard with shelving housing washing machine (not included). Wall mounted entry phone system. Wall mounted heating controls. Doorway through to

OPEN PLAN KITCHEN / RECEPTION AREA

Kitchen section

Fitted with range of white gloss wall, drawer and base units with grey marble effect working services above. Metro style tiled splashbacks. Integrated Indesit oven with 4-ring Indesit ceramic hob above. Stainless steel splashback. Stainless steel extractor above. Integrated fridge and freezer. One and a half bowl stainless steel sink with drainer and mixer tap. Spotlights to ceiling. Double radiator. Open aspect leading through to

Reception area

Continuation of wood effect flooring. Spotlight to ceiling. Covered radiator. Full height double glazed window facing onto communal area. Concealed within cupboard is a Gloworm combination boiler. Double glazed casement door leading out on to

COVERED BALCONY AREA

External lighting & being a corner flat enjoys views to three sides.

BATHROOM

Fitted with white suite comprising bath with wall mounted controls. Wall mounted shower. Glazed pivoting screen. Sink set within vanity unit. Space with corner mounted mixer tap. Concealed cistern W.C. with integrated flush. Chrome heated towel rail. Tiled floor. Part tiled walls. Spotlights to ceiling. Shaver point. Double glazed obscure glass window.

BEDROOM

Double radiator. Double glazed window facing onto balcony.

Further window to side. Fitted wardrobes with mirrored sliding doors.

Tenure - Leasehold - 89 years remaining. Service charge £1,966.44 PA. Ground rent £200.00 PA.

Property Information

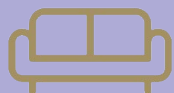
We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance we will attempt to assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have not been tested. These Particulars do not constitute a contract or part of a contract.



1



1



1



B





18 Melling Drive, Enfield, EN1 4DN





Second Floor

Melling Drive, Enfield EN1

Total Area: 51.0 m² ... 549 ft² (excluding balcony)

All measurements are approximate and for display purposes only

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

DIRECTIONS

Please refer to Google Maps using postcode.

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