



Morris Court, Rigby Place, EN3 6GX

£230,000 Leasehold

Castles



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A two bedroom first floor purpose built flat located on the popular Enfield Island Village within approx 1m of Enfield Lock BR station (serving London Liverpool Street). The property is offered for sale chain free. Viewing recommended. Features include: communal parking area, two bedrooms, double glazing, security entryphone system, first floor, ideal for first time buyer or buy to let investment, viewing recommended.

EPC Rating: C

Council Tax Band: D

As advised by seller:-

Terms of Lease: 99 years from 26/06/1999. Approximately 73 years remaining

Ground Rent: TBC

Service Charge: TBC

£230,000 **Leasehold**

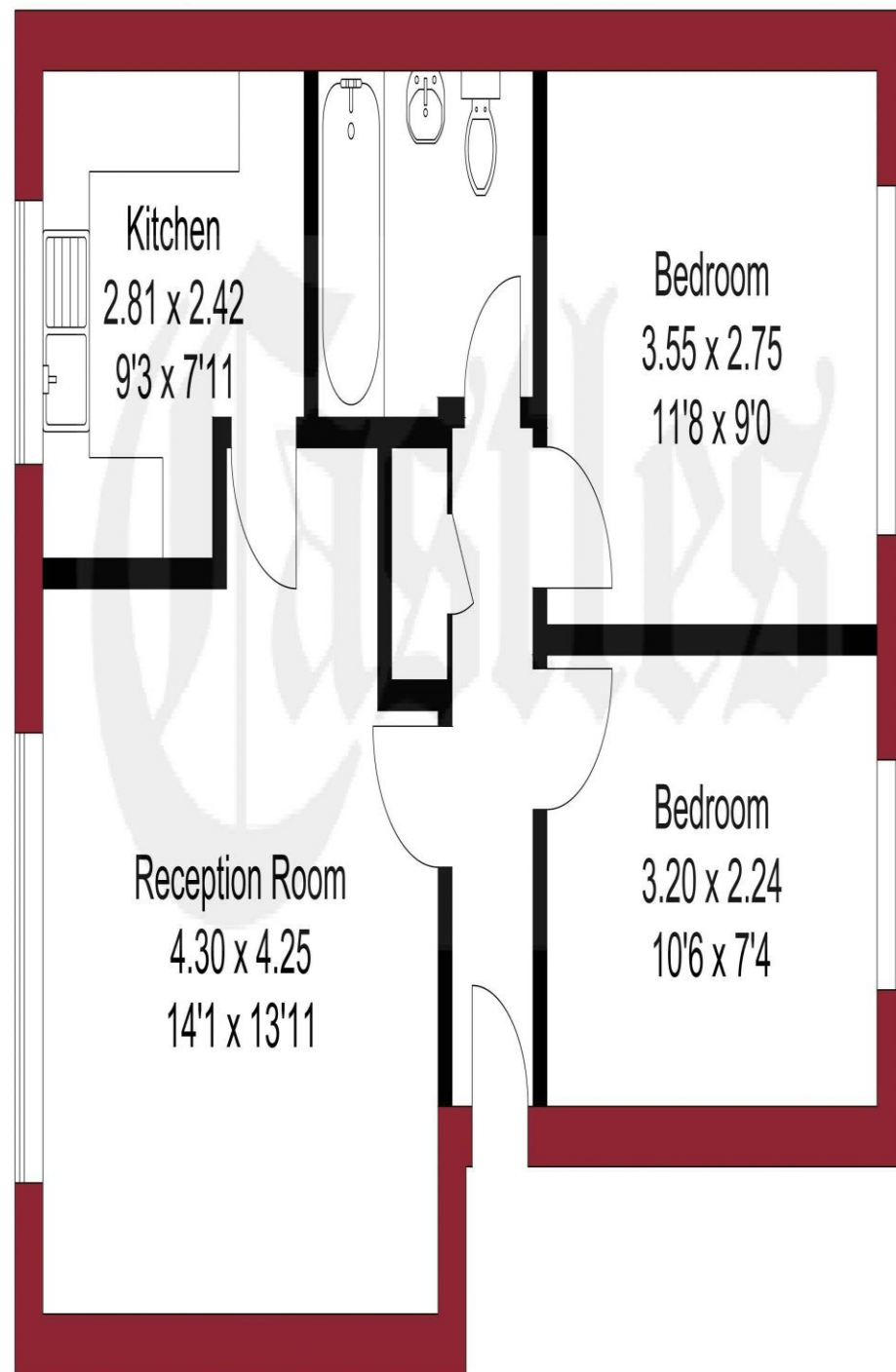
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APPROXIMATE GROSS INTERNAL AREA

50.48 sqm / 543.36 sqft



FIRST FLOOR

THIS PLAN IS FOR ILLUSTRATION ONLY AND MAY NOT BE
REPRESENTATIVE OF THE PROPERTY

An overview of Enfield

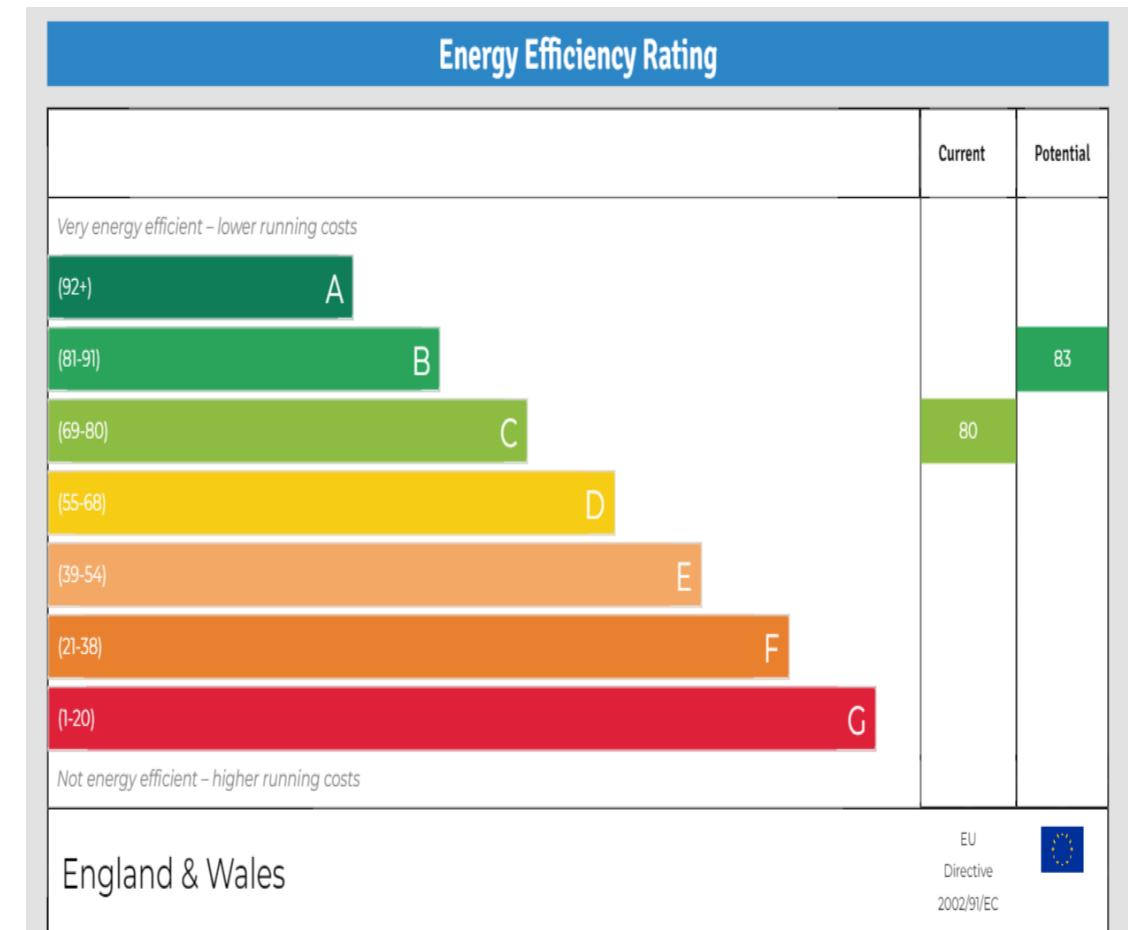
Enfield boasts a proud and distinguished history, home to several country houses and ancient monuments, the area also hosts a notable contingent of famous residents both past and present.

With affordable homes and a safe, green environment, Enfield attracts many buyers pleasantly surprised by the good value of property compared to some of the more pricey neighbouring boroughs.

On the lush, green perimeter of London, Enfield has excellent transport links with a quick and easy train journey into the City and West End.

There are a range of activities to keep residents busy in the borough with seven bustling shopping areas, 900 hectares of parks, three golf clubs, and numerous cinemas, theatres and museums. There is a diverse community residing in the area.

Notable for its range of great schools, vast green spaces and bustling retail centres, as well as good transport links to the rest of the city, Enfield is undoubtedly a thriving place to live and work and proves an excellent choice for first time buyers, families, young professionals and property investors alike."



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