

# Cuba Drive EN3

Asking Price £284,995

## LEASEHOLD

 2 BEDROOMS

 1 BATHROOMS

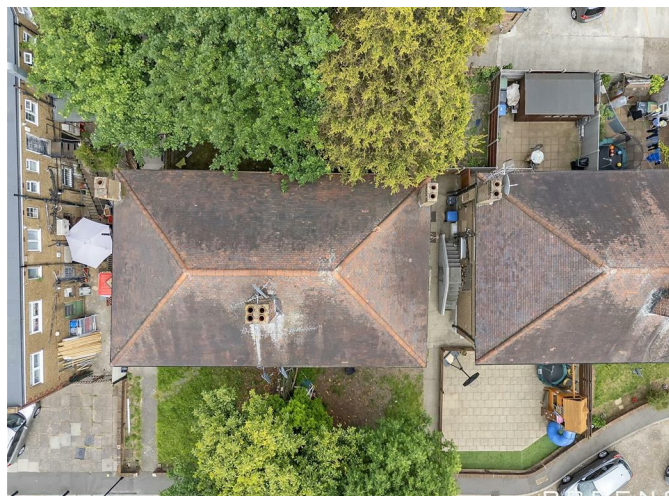
 1 RECEPTIONS

## Details

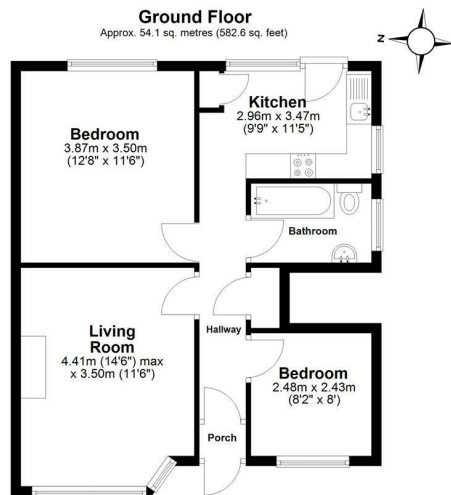
- GROUND RENT - £10 PER ANNUM
- NIL SERVICE CHARGE
- SPACIOUS TWO-BEDROOM GROUND FLOOR MAISONETTE
- SEPARATE FITTED KITCHEN WITH AMPLE STORAGE AND WORKSPACE
- MODERN BATHROOM WITH CLEAN, CONTEMPORARY FINISHES
- PRIVATE GARDEN—PERFECT FOR OUTDOOR DINING OR LEISURE
- TWO WELL-PROPORTIONED BEDROOMS OFFERING COMFORTABLE LIVING SPACE
- IDEAL FOR FIRST-TIME BUYERS, DOWNSIZERS OR BUY-TO-LET INVESTORS
- LEASE- 999 YEARS FROM 25TH DECEMBER 1950

EPC RATING: 68 (D)  
COUNCIL TAX: D

BREENS







Total area: approx. 54.1 sq. metres (582.6 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

© @modephoto.uk | www.modephoto.co.uk  
Plan produced using PlanUp.□

**Cuba Drive**



**BREENS**

## Contact Us

020 8804 8989

enfield@breens.property

www.breens.property

557- 559 Hertford Road, Enfield, EN3 5UQ

All sizes are approximate. The Agent has not tested any apparatus, equipment, fixtures and fittings, or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitors or Surveyor. Photographs are for illustration purposes only and may depict items, which are not for sale or included in the sale price. References to tenure of a property are based upon Information supplied by the vendor. The agent has not had sight of the title documents, a buyer is advised to obtain verification from their solicitor.

Money Laundering Regulations 2003: Intending purchasers will be asked to produce identification, documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. These particulars are intended to give a fair description of the property only and are in no way guaranteed, nor do of any contract. They are issued on the express condition that all negotiations are conducted through Breens Estate Agents. All subject to contract and to being unsold.