# Peregrine Point Alma Road,Enfield EN3 4FW

william
h brown

*welcome to*

## Peregrine Point Alma Road, Enfield

WILLIAM H BROWN are delighted to offer for sale this two bedroom apartment located within easy reach to Ponders End and Brimsdown train stations. Benefits include a spacious lounge/kitchen/diner with modern fittings and allocated parking. Viewing is recommended.

**Accommodation Comprises**
**Entrance Hall**
Stairs and lift access to all floors.

**The Apartment**
Main front door leading to:

**Spacious Entrance Hall**
Radiator, two storage cupboards and additional storage cupboard housing washing machine, Amtico flooring, door to:

**Bedroom 1**
13' 5" x 11' 4" ( 4.09m x 3.45m )
Double glazed Juliet balcony, power points, radiator, TV point, built in double wardrobe.

**Bathroom**
6' 9" x 7' 6" ( 2.06m x 2.29m )
A panelled bath with wall mounted shower unit and screen, sink unit, low level flush WC, tiled floor and part tiled walls, extractor fan. Heated towel rail, fitted mirrored cabinet.

**Bedroom 2**
7'  x 14' 1" ( 2.13m x 4.29m )
Double glazed window, power points, radiator, TV point.

**Lounge / Kitchen / Diner**
27' 11" max x 14'  max  narrowing to 7' 5" into kitchen area ( 8.51m max x 4.27m max  narrowing to 2.26m into kitchen area )
Kitchen Area with a range of high gloss wall cupboards, built in microwave, ample work tops, hob and extractor fan. Cupboards and drawers below. Integrated fridge freezer, dishwasher, stainless steel sink unit, Amtico flooring.

Lounge/Dining Area with radiators x 2, power points, tv point, windows and sliding doors leading to private balcony.

**Exterior**
Allocated parking space and communal gardens.

# welcome to

## Peregrine Point Alma Road, Enfield

- Beautifully Presented Two Bedroom Upper Floor Apartment
- Spacious Lounge/Diner & Kitchen
- Private Balcony
- Modern Bathroom & Kitchen
- Within Close Proximity to both Ponders End & Brimsdown Station

Tenure: Leasehold EPC Rating: B

# £350,000



**view this property online**  williamhbrown.co.uk/Property/HSD111029
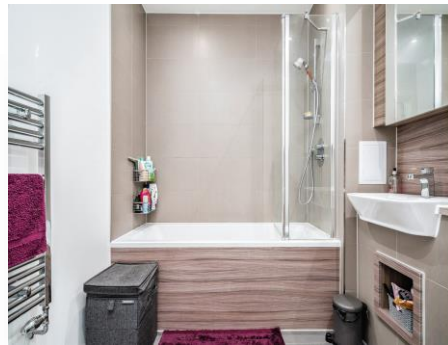
Please note the marker reflects the postcode not the actual property

This is a Leasehold property. We are awaiting further details about the Term of the lease.  For further information please contact the branch.  Please note additional fees could be incurred for items such as Leasehold packs.

Property Ref:
HSD111029 - 0006

1. MONEY LAUNDERING REGULATIONS 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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

## william h brown

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