



**Magpie Close
Enfield**



£1,200 Per month

One Bedroom Top Floor Flat

A well-presented top floor one-bedroom Flat, recently redecorated with new wood-effect laminate flooring throughout, situated close to local amenities and benefiting from plenty of nearby parking. The property offers a bright living space, a separate kitchen, built-in storage and a fully tiled bathroom.

PLEASE NOTE: Due to the size and layout of this one-bedroom property, it is not suitable for families. It is most appropriate for a professional single occupant or couple.

REFERENCING CRITERIA:

- Good credit score
- No active CCJs
- Minimum household income of £36,000

Available immediately.

- **Top floor one-bedroom apartment**
- **Recently redecorated throughout**
- **New wood-effect laminate flooring throughout**
- **Bright living room with archways to kitchen and bedroom**
- **Separate kitchen with appliances**
- **Fully tiled bathroom with bath and shower**
- **Built-in wardrobe to bedroom**
 - Entrance phone system
- **Storage cupboard housing the water cylinder and shower pump**
 - Plenty of local parking

Entrance Lobby

Accessed via a timber entrance door. Doors leading to the bathroom and the living room. Storage cupboard housing the water cylinder and shower pump. Wood-effect laminate flooring.

Bathroom

Extensively tiled walls. Panelled bath with mixer tap, shower over and shower curtain. Pedestal wash hand basin. Low-flush WC. Extractor fan. Loft access.

Living Room

11'10 × 10'5

Opaque glazed door from the lobby. Window to the front. Electric radiator. Wood-effect laminate flooring. Entrance phone system. Archways to both the kitchen and the bedroom.

Kitchen

Window to the front. Range of wall and base units with roll-top work surfaces. Stainless steel sink with mixer tap. Washing machine. Gas cooker. Freestanding fridge freezer.

Bedroom

9'2 x 6'10 to front of wardrobe

Accessed via archway from the living room. Wood-effect laminate flooring. Built-in wardrobe. Glazed window to the side.





