



**Hansart Way, Enfield, EN2 8NB**



**welcome to**  
**Hansart Way, Enfield**

Rarely available, ground floor one bedroom apartment just minutes from Gordon Hill Rail Station (Moorgate Line), local shops, Chase Farm Hospital, greenbelt countryside and within easy access of both the M25 Motorway and Enfield Town with its multiple shopping facilities, parks and restaurants.



### **Communal Entrance Hall**

Accessed via secure entryphone, carpet tiles, secure door to:-

### **Balcony Walkway**

To front door.

### **Entrance Hall**

Via balcony walkway and front door. Wood laminate floor, storage cupboard, electric heater, door to lounge, bedroom and bathroom.

### **Dual Aspect Lounge**

18' 10" x 9' 8" ( 5.74m x 2.95m )

Wood laminate floor, electric storage heater, door to kitchen, storage cupboard, attractive floor to ceiling window.

### **Kitchen**

7' 3" x 6' 11" ( 2.21m x 2.11m )

Comprising a range of matching wall and base cupboards with contrasting worksurface, single bowl stainless steel sink and drainer, tiled splashback, inset electric hob with extractor fan over, electric oven and grill, plumbing for washing machine, space for fridge, large storage cupboard, fully tiled walls, ceramic tiled floor.

### **Bedroom**

15' 3" x 8' 7" ( 4.65m x 2.62m )

Fitted carpet.

### **Bathroom**

Fitted in a modern white suite, comprising low flush WC, pedestal basin, panelled bath with electric shower over, glass shower screen, heated towel rail, fully tiled walls, extractor fan, ceramic tiled floor, frosted window to side aspect.

### **Outside**

Pleasant communal gardens are laid to lawn surround the block with parking for both residents and guests.



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welcome to

## Hansart Way, Enfield

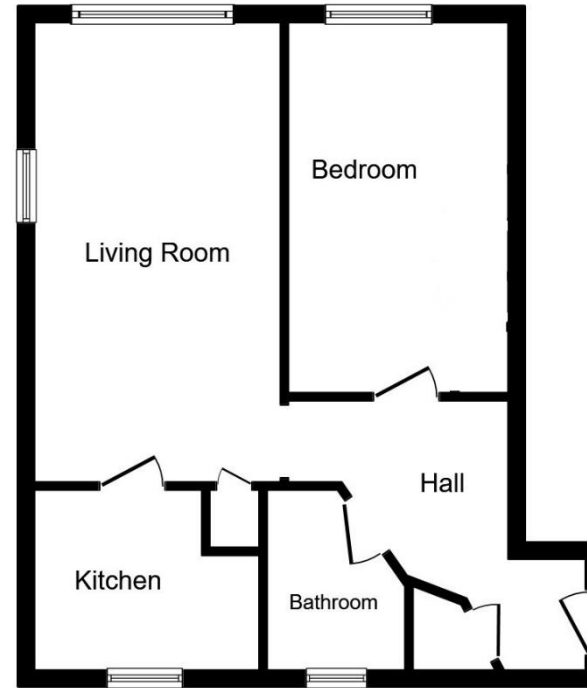
- Chain Free
- Large Lounge
- Modern Fitted Kitchen
- Spacious Double Bedroom
- Modern Fitted Bathroom

Tenure: Leasehold EPC Rating: D

**£250,000**



Please note the marker reflects the postcode not the actual property



**Ground Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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This is a Leasehold property with details as follows; Term of Lease 99 years from 04 May 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
ENF103670 - 0002

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