



Milne Court, Uplands Park Road, Enfield, EN2 7PT

welcome to

Milne Court, Uplands Park Road, Enfield

Barnfields are extremely pleased to offer this superb first floor, purpose built two bedroom flat in one of Enfield's most prestigious turnings, within easy access of Enfield Town multiple shopping centre and both Enfield Chase and Enfield Town Rail Stations (Moorgate and Liverpool Street Lines). Oakwood Tube Station (Piccadilly Line) and the M25 Motorway are also within easy reach.

Offered on a CHAIN FREE basis, the well presented accommodation enjoys neutral tones and has been recently re-carpeted.





Entrance Hall

Fitted carpet, radiator, entryphone.

Lounge

15' 7" x 14' 9" max (4.75m x 4.50m max) L shaped.
Fitted carpet, radiator.

Kitchen

9' 2" x 6' 7" (2.79m x 2.01m)
Comprehensively fitted in attractive oak faced units comprising base units with worktops, inset stainless steel sink unit with integrated waste disposal, inset gas hob with fume extractor hood over, built-in oven, matching wall cabinets, plumbing for washing machine, wall mounted combination gas central heating boiler.

Bedroom One

16' 4" x 12' (4.98m x 3.66m)
Fitted carpet, radiator, range of wall to wall wardrobe cupboards.

Bedroom Two

13' 8" x 8' 7" (4.17m x 2.62m)
Fitted carpet, radiator, double wardrobe cupboards.

Bathroom / WC

Panelled bath, separate shower control, shower screen, pedestal wash hand basin, low flush WC (white suite), vinyl floor, heated towel rail, part fully tiled walls.

Outside

Communal gardens to the front and rear of the block with parking facilities. Garages available to rent by separate negotiation.



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welcome to

Milne Court, Uplands Park Road, Enfield

- Small Exclusive Block
- Spacious Lounge
- Fitted Kitchen
- Chain Free
- Two Double Bedrooms

Tenure: Leasehold EPC Rating: C

£318,000



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



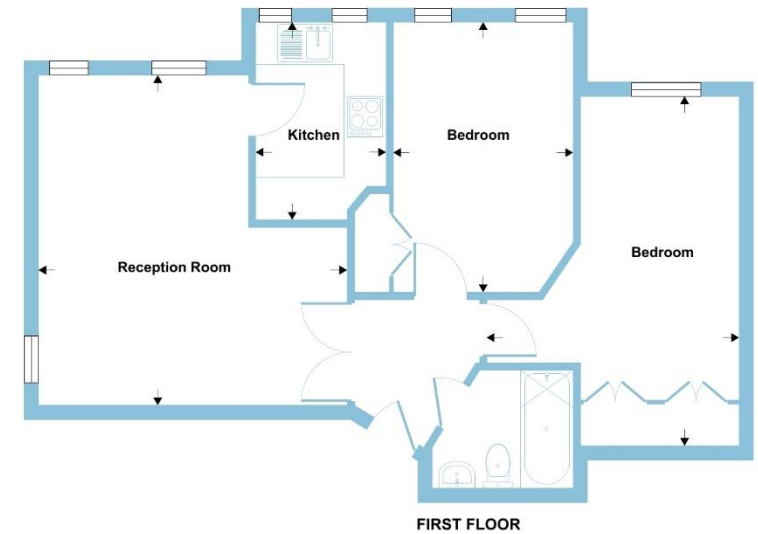
Property Ref:
ENF103678 - 0006

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.

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Approximate Area = 590 sq ft / 54.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Barnard Marcus. REF: 993788



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