



Monica Court, Village Road, Enfield, EN1 2LG

welcome to

Monica Court, Village Road, Enfield

Barnfields are delighted to offer for sale this rarely available spacious, two bedroom ground floor apartment with its own private front door. Located close to Enfield Town, Bush Hill Park Conservation Area, shops, parks, schools and within easy access of both the A10 with its multiple retail facilities and the M25 Motorway, the property is offered chain free and with the bonus of a Share Of The Freehold.



Private Front Door

Opens to:

Hallway

Fitted carpet, radiator, large double storage cupboard.

Kitchen

10' 1" at widest x 10' 1" at widest (3.07m at widest x 3.07m at widest)
Range of fitted wall and base units with toning worktops, single drainer sink unit, built-in double oven, electric induction hob with extractor above, tiled splashbacks, plumbing for washing machine and dishwasher, space for fridge/freezer, double glazed windows to rear, radiator, tiled floor.

Shower Room

Recently fitted with large step-in shower unit, wall mounted hand basin, low level WC, tiled walls and floor, double glazed window to side, chrome heated towel rail.

Bedroom One

11' 11" at widest x 10' 3" at widest (3.63m at widest x 3.12m at widest)
Built-in wardrobes, fitted carpet, double glazed windows to rear, radiator.

Bedroom Two

10' 2" at widest x 9' 8" at widest (3.10m at widest x 2.95m at widest)
Built-in wardrobes, fitted carpet, double glazed windows to rear, radiator.

Lounge

24' 1" at widest x 17' 4" at widest (7.34m at widest x 5.28m at widest)
Dual aspect with double glazed windows, fitted carpet, two radiators, electric fireplace with wooden surround and hearth.

Outside

Communal Garden

Beautifully maintained, mainly laid to lawn with flower and shrub borders and mature trees.

Parking

Parking for residents at the front of the block on a "first come first served" basis.

Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.





view this property online barnfields.co.uk/Property/ENF104268



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Monica Court, Village Road, Enfield

- Ground Floor
- Own Private Front Door
- Two Double Bedrooms
- Share Of Freehold
- Spacious 24ft Lounge

Tenure: Leasehold EPC Rating: C

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.

offers in the region of

£450,000



Please note the marker reflects the postcode not the actual property

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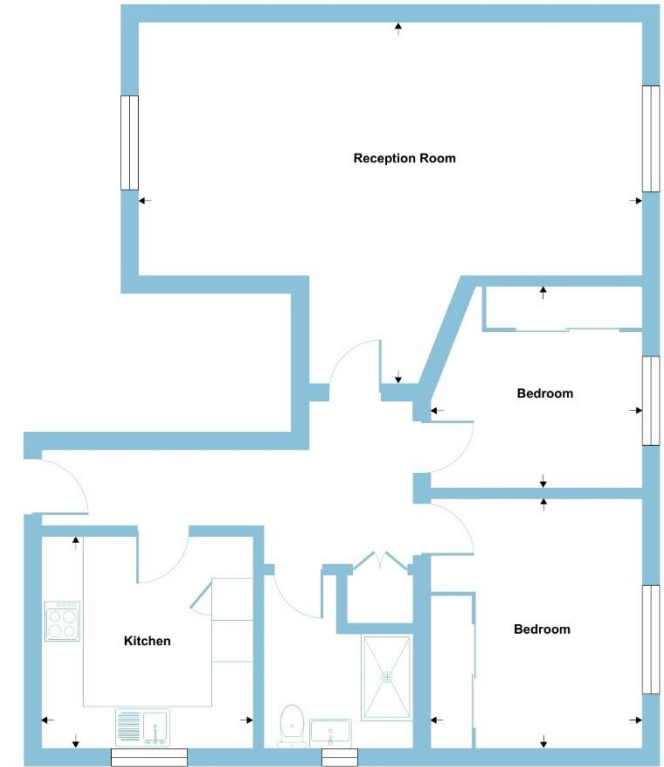
Property Ref:
ENF104268 - 0003

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Village Road, Enfield, EN1

Approximate Area = 841 sq ft / 78.1 sq m
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Barnard Marcus. REF: 1100692



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