



**Amesbury Court, Crofton Way, Enfield, EN2 8HY**



**welcome to**  
**Amesbury Court, Crofton Way, Enfield**

An excellent opportunity to purchase this superb top floor two bedroom apartment with stunning views, located in a quiet cul-de-sac just off The Ridgeway, within walking distance of the new Wren Academy and One Degree Academy and within easy access of Enfield Town multiple shopping centre and rail stations (Liverpool Street) and (Moorgate Lines).

The well presented property also benefits from a share of the freehold.







### Entrance Hall

Laminate floor, cupboard housing water tank, access to loft. (The loft is insulated and extremely handy for storage).

### Lounge

16' 10" x 11' 10" ( 5.13m x 3.61m )

Laminate floor, radiator and cover, superb views.

### Kitchen

9' 8" x 10' 2" ( 2.95m x 3.10m )

Comprehensively fitted in white units, comprising base units with worktops, inset stainless steel sink unit, matching wall cabinets, inset gas hob unit with fume extractor hood over, built-in oven, plumbing for washing machine, cupboard housing fuse box and storage space, gas central heating boiler.

### Bedroom One

13' 9" x 9' 8" ( 4.19m x 2.95m )

Fitted carpet, radiator, two double built-in wardrobe cupboards and up and over bed space.

### Bedroom Two

11' 8" x 6' 8" ( 3.56m x 2.03m )

Fitted carpet, radiator.

### Bathroom / WC

Panelled bath, pedestal wash hand basin, low flush WC (white suite), part tiled walls, ceramic tiled floor, heated towel rail.

### Outside

Pleasant communal lawns surround the block.

### Garage

Brick built garage in block to the front of the building with parking space in front of the garage.



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## Amesbury Court, Crofton Way

- Share of Freehold
- Garage In Adjacent Block
- Spacious Attractive Lounge With Views
- Use Of Loft Area
- Two Bedrooms

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

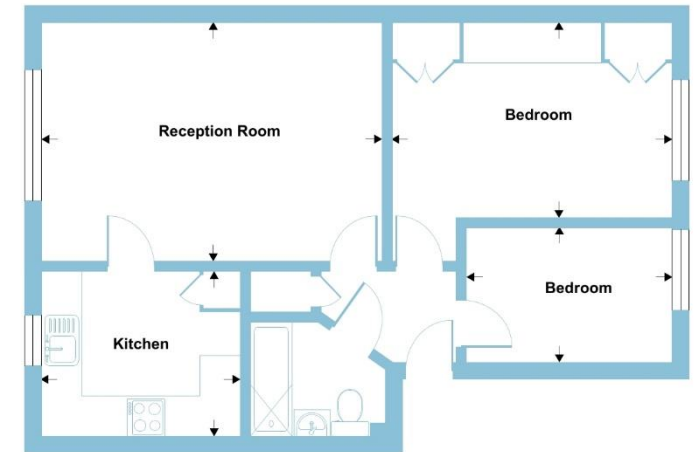
**£350,000**



Please note the marker reflects the postcode not the actual property



**Crofton Way, EN2**  
Approximate Area = 587 sq ft / 54.5 sq m  
For identification only - Not to scale



FIRST FLOOR

 Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Barnard Marcus. REF: 1121343 

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