



Ingram Court, Wendy Close, Enfield, EN1 1HR

welcome to

Ingram Court, Wendy Close, Enfield

Barnfields are delighted to offer this two bedroom ground floor apartment in a quiet cul-de-sac in the heart of Bush Hill Park, just moments from Bush Hill Park Rail Station (Liverpool Street Line) and local amenities. Enfield Town Centre is approximately 1 mile away.

The property is offered chain free and further benefits from a share of freehold.





Ground Floor

Entrance Hall

Wood laminate floor, storage cupboard, radiator.

Lounge

16' 4" x 12' 6" (4.98m x 3.81m)

Wood laminate floor, TV point, telephone point, double radiator, wall lights, double glazed window overlooking communal garden.

Kitchen

12' 4" x 7' (3.76m x 2.13m)

Comprising wall, base and display units with worksurface over, inset stainless steel sink and drainer with tiled splashbacks, cupboard housing combi boiler, plumbing for washing machine, fridge-freezer, gas cooker and dryer, wood laminate floor, double glazed window to front.

Bedroom One

13' 4" x 10' 9" (4.06m x 3.28m)

Wood laminate floor, radiator, double glazed window to rear overlooking communal gardens.

Bedroom Two

9' 3" x 7' 3" (2.82m x 2.21m)

Wood laminate floor, radiator, double glazed window to front.

Bathroom

Comprising panelled bath with mixer tap and shower attachment, low flush WC, vanity wash hand basin, part tiled walls, tiled floor, heated towel rail, double glazed window to front.

Outside

Communal Gardens

Pleasant communal gardens to rear.



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welcome to

Ingram Court, Wendy Close

- Two Bedrooms
- Chain Free
- 130 Yards To Bush Hill Park Rail Station
- Communal Garden
- Share Of Freehold

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1998. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

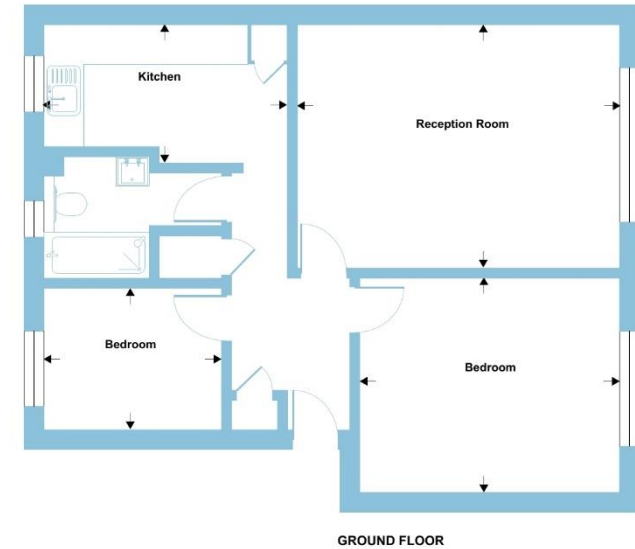
£325,000



Ingram Court, Wendy Close, Enfield, EN1

Approximate Area = 639 sq ft / 59.4 sq m
For identification only - Not to scale

Please note the marker reflects the postcode not the actual property



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Property Ref:
ENF104466 - 0003

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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchcom 2022. Produced for Barnard Marcus. REF: 1139515




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