

Roseneath Walk, Enfield, EN1 2AH



welcome to

Roseneath Walk, Enfield

A particularly spacious, two bedroom ground floor purpose built flat, delightfully located off Chalkwell Park Avenue, which is a quiet cul-de-sac within a short walking distance of Enfield Town multiple shopping centre and both Enfield Chase (Moorgate Line) and Enfield Town (Liverpool Street Line) Rail Stations.

The property requires some modernisation, but offers huge potential and just some of its many pleasing features include:-











To communal hallway.

Spacious Entrance Hall

Fitted carpet, airing cupboard housing lagged copper cylinder hot water tank with immersion heater, electric radiator.

Lounge

15' x 11' 7" (4.57m x 3.53m) Fitted carpet, two large windows.

Kitchen

11' x 8' 7" (3.35m x 2.62m)

Comprehensively fitted comprising base units with worktops, inset stainless steel sink unit, matching wall cabinets, washing machine, door to utility area.



12' \times 11' 6" ($3.66m \times 3.51m$) Fitted carpet, range of built-in wardrobe cupboards.

Bedroom Two

12' \times 9' 9" max (3.66m \times 2.97m max) Fitted carpet, electric radiator.

Bathroom / WC

Panelled bath with separate electric shower, wash hand basin, low flush WC, radiator.

Outside

Communal lawns to the front of the block with concrete drying space with brick built storage shed to the rear.

















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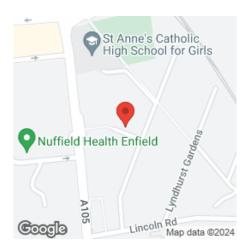
Roseneath Walk, Enfield

- Two Double Bedrooms
- Good Sized Kitchen
- Spacious Lounge
- No Chain
- Double Glazed Windows

Tenure: Leasehold EPC Rating: E

This is a Leasehold property with details as follows; Term of Lease 125 years from 13 Aug 1984 Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£320,000



Please note the marker reflects the postcode not the actual property

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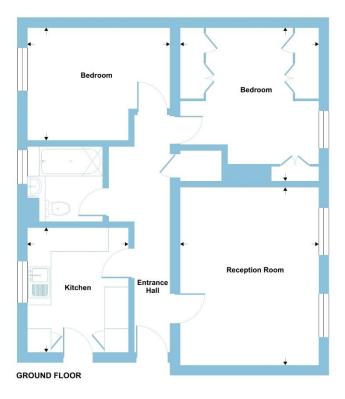
Property Ref: ENF104491 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of 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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Roseneath Walk, EN1

Approximate Area = 682 sq ft / 63.3 sq m
For identification only - Not to scale











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