



**Grasmere Court, Village Road, Enfield, EN1 2DJ**



**welcome to**

## **Grasmere Court, Village Road, Enfield**

Situated within an attractive and well-appointed retirement development in this quiet tree-lined and sought after conservation area, located close to Enfield Town Park, shops and rail station, Barnfields are delighted to offer this well presented first floor apartment.

The property further benefits from an on-site warden, emergency call facilities and is offered chain free.



## **Entrance Hall**

Fitted carpet, electric radiator, large tank cupboard, storage cupboard.

## **Lounge**

19' 10" into bay. x 10' 3" ( 6.05m into bay. x 3.12m )

Fitted carpet, electric radiator, door entry phone, coving to ceiling, bay window to front, arch to kitchen.

## **Kitchen**

7' 10" x 6' 11" ( 2.39m x 2.11m )

Fitted in a range of light wood effect wall and base cupboards with single bowl stainless steel sink and drainer inset to work surface, tiled splashback, plumbing for washing machine, space for fridge freezer, integrated oven and hob with extractor fan over, vinyl floor.

## **Bedroom**

14' 8" max x 8' 6" ( 4.47m max x 2.59m )

Fitted carpet, electric radiator, range of built in wardrobe cupboards.

## **Shower Room**

Low flush WC, wash hand basin, large walk-in shower with glass door, part tiled walls, vinyl floor, extractor fan, electric wall heater.

## **Communal Areas**

Communal lounge and kitchen area to ground floor and WC for residents and guests.

## **Outside**

Pleasant gardens to front and rear are laid to lawn with bedding. Parking for residents and guests to front.

## **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/ENF104904](http://barnfields.co.uk/Property/ENF104904)



welcome to  
**Grasmere Court, Village Road**

- Chain Free
- Spacious Lounge
- Communal Lounge
- Modern Fitted Kitchen
- Lift Service To All Floors

Tenure: Leasehold EPC Rating: E

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.

**£159,995**



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Property Ref:  
ENF104904 - 0004

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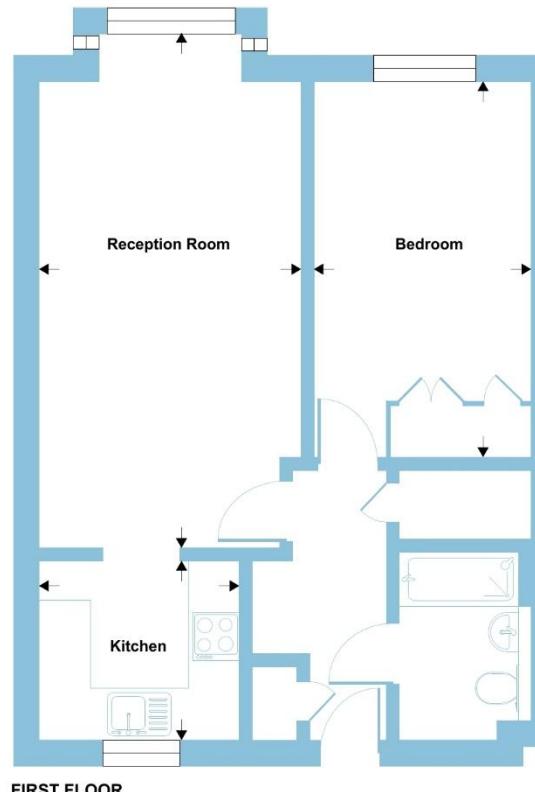
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**Village Road, Enfield, EN1**

Approximate Area = 498 sq ft / 46.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nliche.com 2025. Produced for Barnard Marcus. REF: 1264149



Please note the marker reflects the postcode not the actual property



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