

Trentham Lodge, Wellington Road, Enfield, EN1 2PD

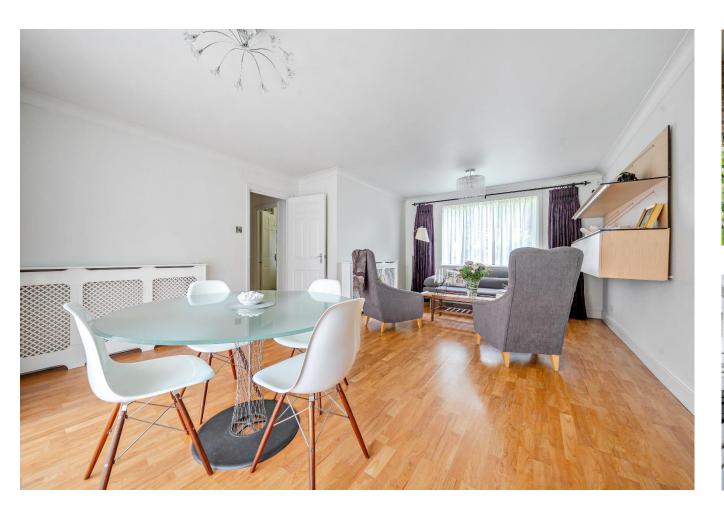


welcome to

Trentham Lodge, Wellington Road, Enfield

Barnfields are delighted to offer for sale this two bedroom, luxury ground floor apartment in this modern and sought after block adjacent to Enfield Cricket Ground and within easy walking distance of Enfield Town multiple shopping centre and Bush Hill Park Rail Station (Liverpool Street Line).

The spacious accommodation is offered in very good condition throughout and has its own patio and the benefit of a Share Of The Freehold. Must be viewed!







Communal Entrance Hall

Well kept hallway leads to:-

Flat Door

Opening to:-

Hallway

Wood flooring, radiator with cover, built-in cupboard, wall mounted entry phone.

Bedroom One

15' 5" x 12' 9" to extremes (4.70m x 3.89m to extremes) A spacious double bedroom with double glazed windows to front, wood flooring, radiator and cover, door to:-

En-Suite

Step-in shower unit, low level WC, pedestal wash hand basin, panelled bath, extractor fan, fully tiled walls and floor, radiator.

Bathroom

White suite of panelled bath with shower attachment, double glazed window to front, low level WC, pedestal wash hand basin, fully tiled walls and floor, large mirror with vanity lighting.

Kitchen

10' 10" x 8' 2" to extremes (3.30m x 2.49m to extremes) With a range of white fitted wall and base units with matching worksurfaces and built-in sink and drainer, built-in oven and matching microwave, space for fridge-freezer, built-in dishwasher, plumbing for washing machine, gas hob with extractor hood over, tiled splashbacks and tiled floor, radiator, double glazed window to front, cupboard housing combination boiler.

Bedroom Two

12' 6" x 8' 11" to extremes (3.81m x 2.72m to extremes) Double glazed windows to rear, wood flooring, range of built-in wardrobes, shelving units and desk, radiator.

Lounge

20' 2" x 14' 5" to extremes (6.15m x 4.39m to extremes) An elegant dual aspect room, double glazed windows to front plus sliding double glazed doors to rear opening to patio area, wood flooring, two radiators with matching covers.

Outside

Parking facilities for both residents and guests on a first come first served basis.

Private Patio

Paved patio area to front of block.

Garage

Adjacent brick built garage en bloc with up and over

Communal Gardens

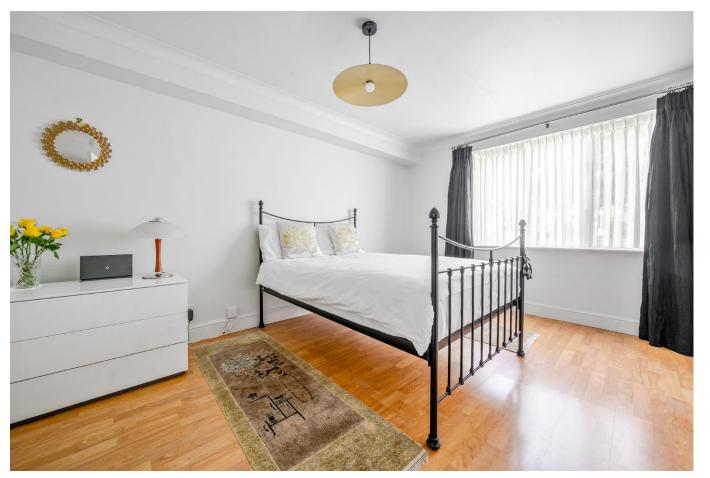
Rear communal gardens located next to Enfield Cricket Ground.





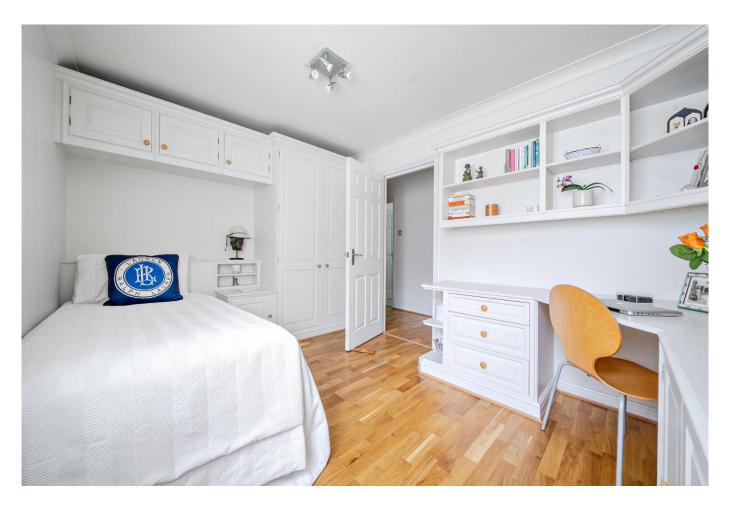
















welcome to

Trentham Lodge, Wellington Road

- Garage
- Two Double Bedrooms
- Two Bathrooms
- Spacious Kitchen
- Share Of Freehold
- No Ground Rent

Tenure: Leasehold EPC Rating: C

Council Tax Band: F Service Charge: 2400.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£450,000



Please note the marker reflects the postcode not the actual property

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Property Ref: ENF105089 - 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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Trentham Lodge, Wellington Road, Enfield, EN1

Approximate Area = 900 sq ft / 83.6 sq m
For identification only - Not to scale









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