



Orton Grove, Enfield, EN1 4UY

welcome to
Orton Grove, Enfield

Barnfields are delighted to offer this modern, first floor, purpose built two bedroom apartment with a balcony in a highly desirable location, within a short walking distance of David Lloyd Sports Centre and within easy access of Enfield Town multiple shopping centre and rail stations.

The property is offered on a chain free basis.



Communal Hallway

Via entryphone.

Hallway

Fitted carpet, cupboard housing hot water tank, wall mounted entryphone.

Lounge

16' 3" x 11' 7" at widest (4.95m x 3.53m at widest)

Fitted carpet, double glazed window to rear, double glazed patio doors to balcony, wall mounted storage heater.

Kitchen

9' 8" x 7' 10" (2.95m x 2.39m)

Range of wall and base units, sink and drainer, plumbing for washing machine, space for fridge freezer, built-in electric oven and hob with extractor above, laminate flooring, tiled splashbacks.

Bedroom One

14' 9" x 9' 11" (4.50m x 3.02m)

Fitted carpet, double glazed windows to rear, electric storage heater, door to:-

En-Suite

Panelled bath with shower attachment, wall mounted hand basin, low flush WC, part tiled walls, vinyl flooring, wall mounted heater.

Bedroom Two

10' 2" x 8' 2" (3.10m x 2.49m)

Fitted carpet, double glazed window to rear, wall mounted electric heater.

Bathroom

Panelled bath with shower attachment, wall mounted hand basin, low flush WC, part tiled walls, vinyl flooring, wall mounted heater.

Outside

Parking

Parking for residents on a first come first served basis.



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Orton Grove, Enfield

- No Onward Chain
- Two Bedrooms
- 125 Year Lease From 24th June 2006
- Spacious Lounge
- Balcony

Tenure: Leasehold EPC Rating: B

Service Charge: Ask Agent

Ground Rent: Ask Agent

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.

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ENF105373 - 0006

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.

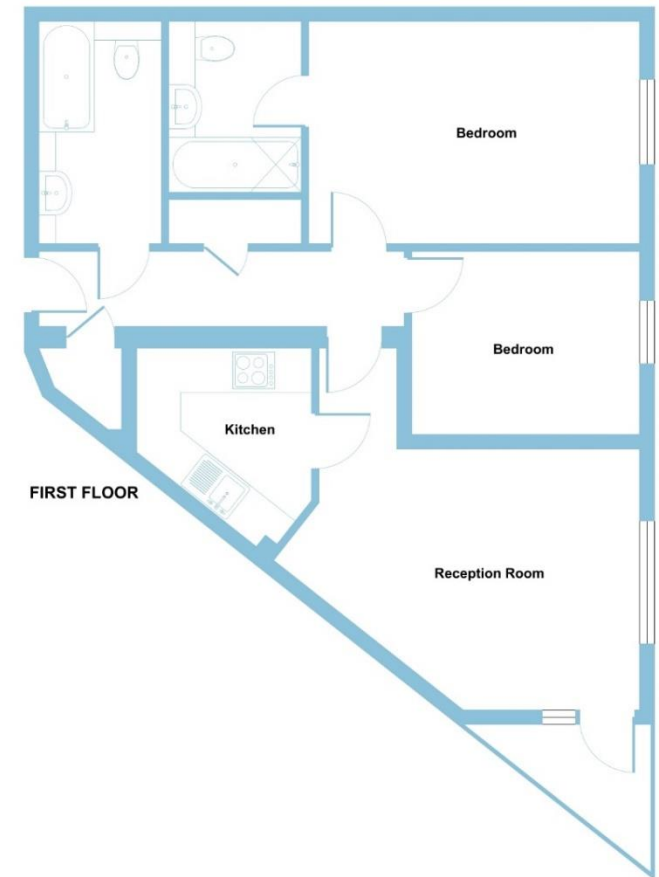
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Approximate Area = 680 sq ft / 63.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Barnard Marcus. REF: 1348079



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