

Eastwick Lodge, Village Road, Enfield, EN1 2FB



welcome to

Eastwick Lodge, Village Road, Enfield

An elegant second floor balcony apartment with two double bedrooms, within this extremely desirable development in one of Enfield's premier and most convenient locations, within level walking distance of Enfield Town multiple shopping centre and rail station (Liverpool Street Line).

The spacious property features:-











Fitted carpet, radiator, deep airing cupboard housing hot water tank, separate storage cupboard, entryphone system.

Lounge / Dining Room

20' x 17' 8" (6.10m x 5.38m)

Fitted carpet, two radiators, double glazed French windows to balcony/terrace.

Kitchen

13' x 19' 2" (3.96m x 5.84m)

Comprehensively fitted in modern units, comprising base units with granite worktops, inset one and half bowl stainless steel sink unit, matching wall cabinets, inset gas hob with fume extractor hood over, built-in oven, integrated fridge-freezer, plumbing for washing machine, radiator, ceramic tiled floor, cupboard housing wall mounted gas central heating boiler.



13' 4" x 11' 3" (4.06m x 3.43m)

Fitted carpet, three door built-in wardrobe cupboard.



Large shower cubicle, pedestal wash hand basin, low flush WC (white suite), ceramic tiled floor, fully tiled walls.

Bedroom Two

13' x 10' 8" (3.96m x 3.25m)

Fitted carpet, radiator, double built-in wardrobe cupboard.

Bathroom / WC

Panelled bath, vanity wash hand basin, low flush WC (white suite), ceramic tiled floor, fully tiled walls, radiator.

Outside

Communal Gardens

Surround the development.

Parking

Ample parking spaces with one allocated space.

















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- Balcony
- Long Lease
- Lift Service
- No Chain
- Allocated Parking Space

Tenure: Leasehold EPC Rating: Awaited

Service Charge: 3400.00 Ground Rent: 500.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 17 Apr 2019. 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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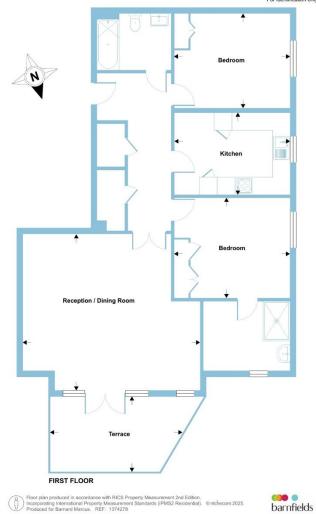


Property Ref: ENF105542 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of 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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Village Road, Enfield, EN1

Approximate Area = 1029 sq ft / 95.5 sq m







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