



**Milne Court, Uplands Park Road, Enfield, EN2 7PT**



**welcome to**

## **Milne Court, Uplands Park Road, Enfield**

Barnfields are extremely pleased to offer this superb ground floor, purpose built two bedroom apartment with direct access to communal gardens in one of Enfield's most prestigious turnings, within easy access of Enfield Town multiple shopping centre and both Enfield Chase and Enfield Town Rail Stations (Moorgate and Liverpool Street Lines). Oakwood Tube Station (Piccadilly Line) and the M25 Motorway are also within easy reach.

The property has many pleasing features and is offered CHAIN FREE.





### **Entrance Hall**

Fitted carpet, door entryphone, double doors to lounge.

### **Dual Aspect Lounge**

15' 8" max x 14' 8" max ( 4.78m max x 4.47m max )  
Wood effect floor, double radiator, casement door to communal gardens, door to kitchen.

### **Kitchen**

9' 5" max x 6' 2" max ( 2.87m max x 1.88m max )  
Fitted in a range of light wood effect base and wall cabinets with single bowls stainless steel sink and drainer inset to contrasting worksurface, plumbing for washing machine, space for cooker with extractor fan over, wall mounted gas central heating boiler, part tiled walls, vinyl floor.



### **Bedroom One**

16' 6" max x 12' 1" max ( 5.03m max x 3.68m max )  
Fitted carpet, double radiator, range of built-in wardrobe cupboards.



### **Bedroom Two**

12' 10" x 10' 6" ( 3.91m x 3.20m )  
Fitted carpet, double radiator.

### **Bathroom WC**

Fitted in a white suite comprising low flush W.C, wash hand basin, panelled bath, tiled walls, extractor fan.



### **Outside**

### **Communal Gardens**

With direct access from lounge, south facing gardens are mainly laid to lawn.

### **Agents Note**

\*Two years free service charge is subject to terms and conditions.



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welcome to

## Milne Court, Uplands Park Road, Enfield

- Chain Free
- Direct Access To Communal Gardens
- Two Double Bedrooms
- Two Years Free Service Charge\*
- Spacious Lounge

Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: 2748.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 156 years from 29 Mar 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

# £300,000



Please note the marker reflects the postcode not the actual property



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Property Ref:  
ENF104280 - 0002

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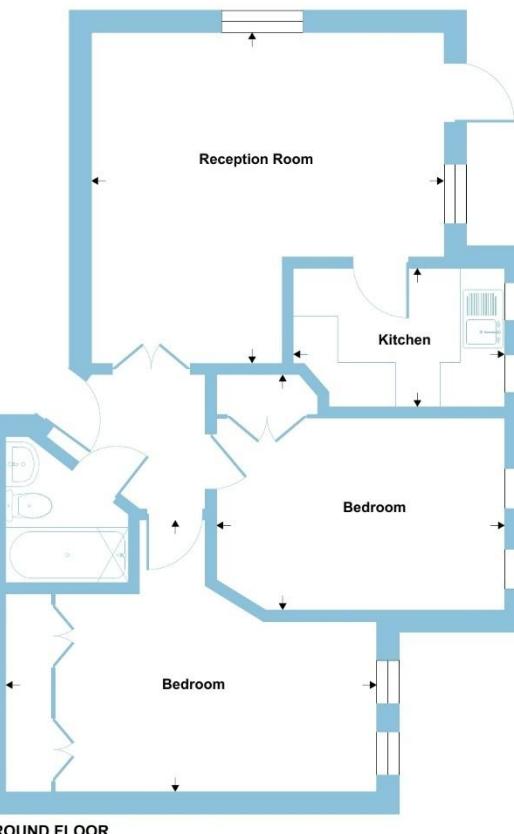
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Approximate Area = 607 sq ft / 56.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Barnard Marcus. REF: 1402181



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