



Flat 8, 21, Acer Court Enstone Road , Enfield, EN3 7WT

Offers In Excess Of £240,000

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £240,000.
Cottage Fields is delighted to present this exquisite Two Double bedroom ground floor flat for sale, located in a desirable area of Enfield. This property is in good condition, ensuring a comfortable living experience for its new owners. Boasting an array of benefits to include LONG LEASE (over 130 years), En-suite to Principle Bedroom, Direct access to Communal Garden, Walking Distance to Brimsdown Rail Station, Double Glazing throughout, Ample Storage and many more features which need to be seen in person.

Situated on the ground floor, this flat offers direct access to a communal garden providing a tranquil outdoor space to relax and unwind. The property boasts a convenient location within walking distance to Enfield Brimsdown BR station and a short distance to Enfield Town, making it an ideal choice for commuters and families alike. Internally, the flat features one family bathroom and En-suite to Principle Bedroom, ensuring maximum convenience for residents. The property holds a long lease of over 130 years, offering peace of mind and a secure investment opportunity.

Benefiting from an EPC rating of B and council tax band C, this flat is not only a desirable home but also a sound financial investment. Currently let for £1600pcm, it presents a great opportunity for investors looking to expand their portfolio.

Don't miss out on this fantastic property that combines comfort, convenience, and investment potential. Contact us today to arrange a viewing and make this flat your new home or investment property.

- CHAIN FREE
- Quick Purchase via online auction method
- Long Lease of over 130 years
- Great Location - Walking distance to BR station
- Direct Access to Communal Garden

Ground Floor

Two Double Bedrooms - Principle Bedroom with En-Suite

Great Investment Property

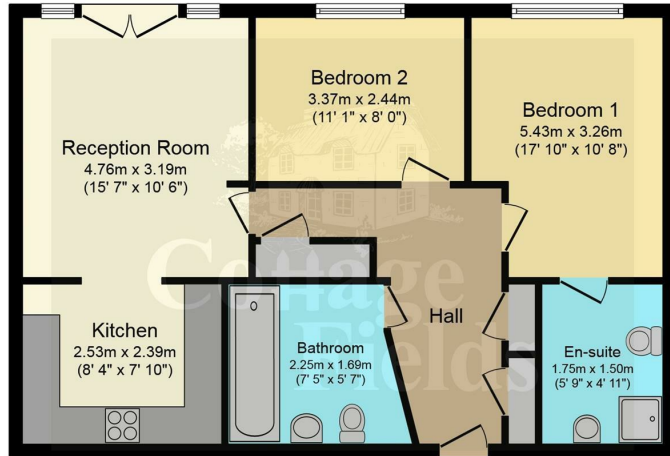
- Must See!
- Currently Achieving £1600pcm

Viewing

Please contact our Cottage Fields Office on 020 3621 8621 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



Floor Plan

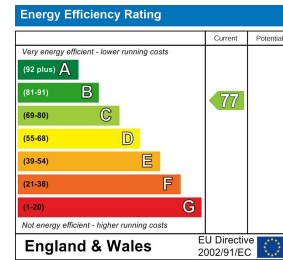
Total floor area 70.7 m² (761 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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