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**Tempsford Close, EN2**

**£242,500** FOR SALE

*Apartment - Purpose Built*

1 1 1



# Tempsford Close, EN2

£242,500

## Description

CHAIN FREE! A ground floor one bedroom flat set in a purpose built development. The property is offered in good condition (having just been decorated throughout); comprising a living room, separate kitchen, good size bedroom and contemporary bathroom with both bath and shower facilities. Parking available for residents with permit. LEASEHOLD 180+ YEARS.

Conveniently located providing easy access to Enfield Chase train station and Enfield Town shopping centre. The open green spaces of Cheyne Walk are nearby too.

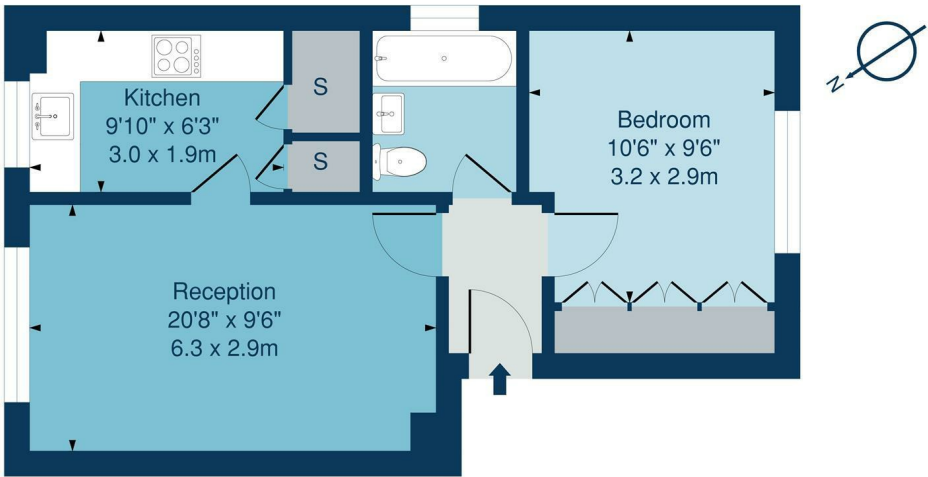
## Key Features

<b>Tenure</b>	Leasehold
<b>Lease Expires</b>	to be confirmed
<b>Ground Rent</b>	to be confirmed
<b>Service Charge</b>	to be confirmed
<b>Local Authority</b>	Enfield
<b>Council Tax</b>	



## Floorplan

Tempsford Close, EN2  
Approx. Gross Internal Area 419 Sq Ft - 38.96 Sq M



## Ground Floor

Floor Area 419 Sq Ft - 38.96 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

The Energy Performance Certificate (EPC) shows a property's energy efficiency and carbon emissions impact on a scale from 'A' to 'G', where 'A' is most efficient and 'G' least efficient. Better efficiency means lower energy costs. The EPC shows both the properties' current efficiency rating and its potential rating if all possible improvements were made.