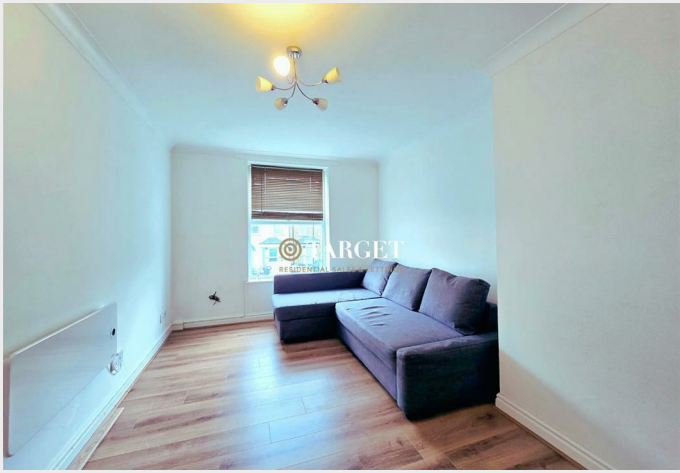




Roseacre Lodge, 38 Durants Road, Enfield EN3 7AH

Per Calendar Month £1,350 Per Calendar Month

 **TARGET**
RESIDENTIAL SALES & LETTINGS



Well-Presented One-Bedroom Apartment in Convenient Location

This well-maintained one-bedroom first-floor apartment offers comfortable living within a purpose-built development, ideal for first-time buyers, investors, or those seeking a convenient pied-à-terre.

Communal Areas:

Accessed via a secure communal entrance with intercom system, the building offers a well-kept communal hallway and staircase leading to the flat.

Entrance Hall:

Welcoming entrance with laminate flooring, decorative lighting, power points, and access to a storage cupboard. An entry phone system provides additional security.

Lounge / Reception Room – 4.52m x 2.8m (14'10" x 9'2"):

Bright and spacious with a front aspect double-glazed window, laminate flooring, skirting boards, TV aerial point, power sockets, and a modern electric storage heater. Venetian blinds and a contemporary light fitting add to the finish. An archway opens into:

Kitchen – 2.45m x 2.4m (8'0" x 7'10"):

Fitted with a range of wall and base units, complementary worktops, built-in electric oven and hob, extractor hood, and a stainless-steel sink with mixer tap and extendable hose. There is space and plumbing for a washing machine and fridge-freezer, as well as a wall-mounted heater.

Bedroom – 3.47m x 2.7m (11'5" x 8'10"):

A generously sized double room with a front aspect double-glazed window, fitted mirror wardrobe, laminate flooring, power sockets, and a stylish light fitting. Venetian blinds are fitted for privacy and light control.

Bathroom:

Fully tiled and well-appointed with a bath and shower attachment, mixer tap, vanity unit with inset sink, low-level flush WC, extractor fan, and wall-mounted heater.

This property is ready to move into and offers modern, easy-care living in a well-connected location.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

How to Make an Offer

To submit an offer, please email theo@targetproperty.co.uk with the following details (We reserve the right to request further info if required by law).

Offer Amount (£) – Confirm the amount you wish to offer.

Buyer Type – Confirm whether you are purchasing in your personal name/s or through a company and provide full details

Mortgage Agreement – Provide your Agreement in Principle or Mortgage Offer. If you need a mortgage broker, we can recommend one at no charge.

Deposit Confirmation – Submit the last three months' bank statements showing the full deposit amount, whether in one or multiple accounts. We reserve the right to request further in if required.

Identification – Include your full name as listed on a valid photographic ID (passport, driving license, or other official document).

Proof of Address – Supply a document verifying your current address.

Solicitor Details – Provide your solicitor's full details, including name, firm address, direct contact number, and email. If you need a solicitor, we can recommend one at no charge.

Mortgage Broker Details – Submit your mortgage broker's full details, including name, firm address, direct contact number, and email. If you need a mortgage broker, we can recommend one at no charge.

AML & Identity Checks – Confirm when Lifetime Legal can contact you to process a £75.00 payment and complete electronic identity and Anti-Money Laundering (AML) checks.

For any further inquiries, please reach out to the provided email.

What Are ID & Anti Money Laundering Checks

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £75 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Proof of Funds

An estate agent may ask for proof of funds at two different stages and for two different reasons. If an estate agent asks for proof of funds before you put an offer in, it may be because they want to make sure you have a genuine interest in the property to avoid any disappointment for the seller. However, you don't have to provide proof of funds before putting an offer in.

Source of Funds (SOF)

(SOF) is the process of verifying the origin of a customer's money for a specific transaction. The goal is to ensure that the funds are not from illegal



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