



Winsmoor Court, 1a Glebe Avenue, Enfield Chase



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25 Silver Street, Enfield Town,
Middlesex, EN1 3EF

0208 364 4118

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- Prime Location & Chain Free
- A Well Presented Two Double Bedroom First Floor Flat
- Garage En Bloc With a Recently Fitted Up and Over Steel Door
- Well Maintained Communal Gardens
- Modern Fitted Kitchen
- Naturally Bright and Airy Living Room
- Recently Decorated Throughout
- 143 Years Remaining on the Lease
- Close Proximity to an Array of Shops and Amenities & Transport Links Including Enfield Chase Station
- The Property Has a 'C' Rating Merit for EPC (Energy Performance Certificate).

A unique opportunity has just presented itself on the market to buy a much improved, cared for and modernised flat within a compact purpose built block within short walking distances to multiple choice of transport, shops and various other amenities. The owner has lived at the property for over 24 years and during his tenure, he has meticulously looked after the property whilst incorporating a number of key renovations/improvements to both the internal fabric as well as the fittings and fixtures throughout the home in order to bring it up to modern standards and enhance the functionality of the property. Benefits include gas central heating and has heat and sound insulation installed under the floor boards. The property has recently been painted, deep cleaned, boiler serviced and safety checks carried out to gas and electricity and comes with the relevant certificates and warranties. All fixtures and fittings in the property will remain as seen and be included as part of the sale.

Hallway

Entry phone system, Double radiator, Carpeted flooring, Telephone point, Power points

Living Room 12'35 x 11'46 (3.66m x 3.35m)

Double glazed windows to the side aspect, Carpeted flooring, Double radiator, TV aerial point, Power points

Kitchen 9'79 x 7'43 (2.74m x 2.13m)

Double glazed window to the side aspect, A range of base and wall units with built in lighting under wall units, Tiled flooring, Tiled splash backs, Integrated cooker with electric oven and gas hob, Integrated chimney style extractor hood, Sink drainer unit, Space for fridge/freezer, Plumbing for washing machine, Power points

Bathroom 6'63 x 5'85 (1.83m x 1.52m)

Double glazed opaque window to the side aspect, Heated towel rail, Tiled flooring, Tiled walls, Panel enclosed bath with mixer tap and shower attachment, Wash basin with mixer tap and vanity unit underneath, Low level WC

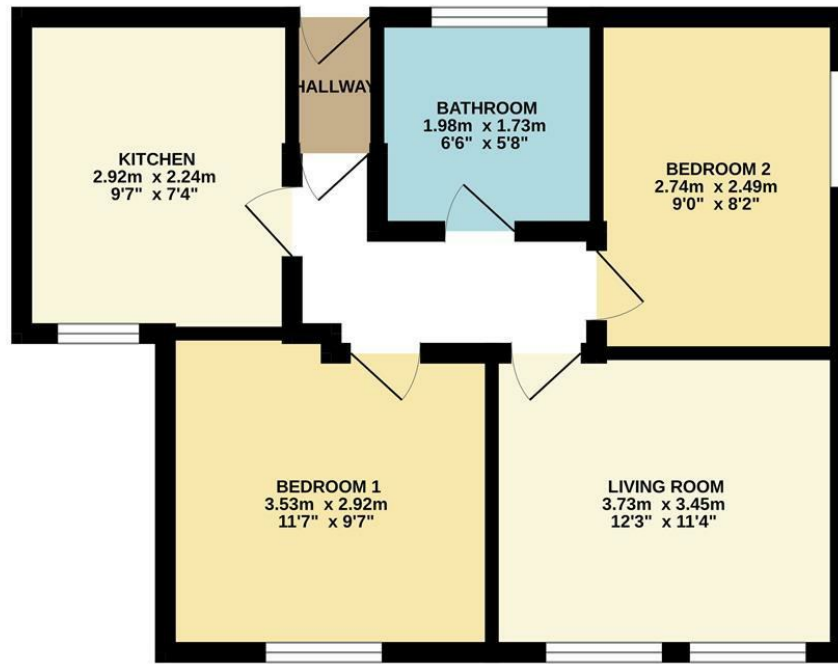
Bedroom 1 11'71 x 9'71 (3.35m x 2.74m)

Double glazed window to the side aspect, Carpeted flooring, Double radiator, TV aerial point, Power points

Bedroom 2 9'03 x 8'28 (2.82m x 2.44m)

Double glazed window to the front aspect, Carpeted flooring, Double radiator, Power points

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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