



Main Avenue, EN1 1GD
Enfield





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Kings Group-Enfield Town are delighted to present this ONE DOUBLE BEDROOM FIRST FLOOR FLAT located in the ever popular Cosmopolitan Court development. The property comprises a spacious open plan lounge/kitchen, double bedroom with built in wardrobes, three piece bathroom suite, storage space and one allocated parking space.

This ideal first time purchase or investment opportunity provides easy access to transport links including Bush Hill Park Station(0.4 miles) and Southbury Station(0.4 miles). Additionally, the A10/M25 are within easy reach.

£240,000



- One Double Bedroom First Floor Flat
- 0.4 Miles to Bush Hill Park Station and 0.4 Miles to Southbury Station
- Three Piece Bathroom Suite
- Allocated Parking
- Concierge Service
- 108 Year Lease
- CHAIN FREE
- Lift Access
- Fitted Wardrobes & Storage Space
- Ideal First Time Purchase Or Investment Opportunity

Hallway

storage cupboard, single radiator, laminate flooring, smoke alarm, power points, phone entry system

Bathroom 5'53 x 7'21 (1.52m x 2.13m)

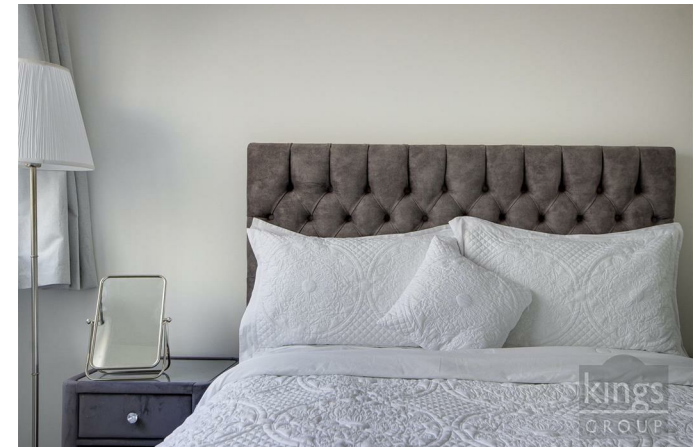
ceiling spotlights, part tiled walls, heated towel rail radiator, tiled flooring, extractor fan, panel enclosed bath with shower attachment, wash basin with mixer tap, low level w.c

Open Plan Lounge/Kitchen 10'99 x 22'56 (3.05m x 6.71m)

double glazed windows at the front, ceiling spotlights, two double radiators, phone point, TV aerial point, power points, tiled flooring, wall units with roll top, electric oven with gas hobs, integrated chimney style extractor hood, double drainer unit sink, space for fridge freezer, integrated washing machine, integrated dishwasher, ceiling spotlights, power points

Bedroom 1 9'36 x 13'15 (2.74m x 3.96m)

double glazed windows to the rear, single radiator, laminate flooring, built in wardrobes, TV aerial point, power pints





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1ST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		82	82
(81-91) B			
(69-80) C			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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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