



Chase Court Gardens, EN2 8DB
Enfield





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Kings Group-Enfield Town are delighted to present this BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM FIRST FLOOR FLAT located just off of Windmill Hill which boasts an array of shops and restaurants to enjoy. Furthermore this ideal first time purchase or investment opportunity provides easy access to transport links including local bus routes and Enfield Chase Station(0.1 miles).

Accommodation comprises two double bedrooms with fitted wardrobes to the master, a modern fitted kitchen with integrated appliances and quartz worktops, a spacious living room and a shower room. There is also the added benefit of gated residential parking and well maintained communal gardens.

Offers In Excess Of £375,000



- Two Double Bedroom First Floor Flat
- A Modern Fitted Kitchen With Integrated Appliances
- Gated Residential Parking
- A Three Piece Shower Room with Walk In Shower
- Located 0.1 Miles to Enfield Chase Station With Direct Access into the City

Hallway

Entry phone system, Storage cupboard, Airing cupboard, Column radiator

Living Room 16'3 x 12'6 (4.95m x 3.81m)

Double glazed sash windows to the front aspect, Column radiator x2, Carpeted flooring, TV aerial point, Power points

Kitchen 9'0 x 6'11 (2.74m x 2.11m)

Double glazed sash window to the side aspect, A range of recently installed white gloss wall and base units with quartz top work surfaces, Sink drainer unit, Integrated oven, Gas hob, Integrated chimney style extractor hood, Integrated washing machine, Integrated Bosch dishwasher, Tiled flooring, Power points

Bedroom 1 16'3 x 9'4 (4.95m x 2.84m)

Double glazed sash windows to the rear aspect, Column radiator, Fitted wardrobes, Carpeted flooring, Power points

Bedroom 2 9'9 x 9'7 (2.97m x 2.92m)

Double glazed sash window to the rear aspect, Column radiator, Carpeted flooring, Power points

Shower Room 6'11 x 6'7 (2.11m x 2.01m)

Walk in HansGrohe waterfall shower, Wash basin with mixer tap, Low level WC, Heated towel rail, Tiled walls, Tiled flooring, Shaver point

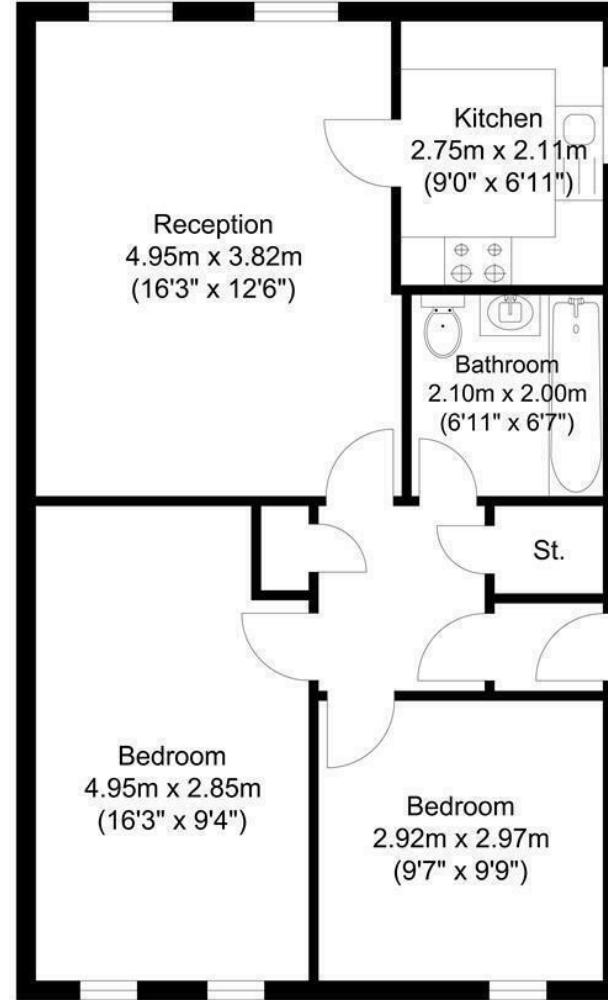
- Share of Freehold
- Double Glazed Sash Windows Throughout
- Spacious Living Room
- Well Maintained Communal Gardens
- Within Catchment Area of Sought After Schools Including Chase Side Primary School





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



Approximate Floor Area
637.22 sq. ft.
(59.20 sq. m)

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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