



FLATS 3 - 6  
BECKWITH CLOSE

FIRST FLOOR  
FLATS 3 & 4  
SECOND FLOOR  
FLATS 5 & 6

Beckwith Close, EN2 8FQ  
Enfield





Kings  
GROUP

## Beckwith Close, EN2 8FQ

Kings Group-Enfield Town are delighted to present this WELL PRESENTED TWO DOUBLE BEDROOM GROUND FLOOR FLAT offered for sale on a chain free basis. This ideal first time purchase or investment opportunity provides easy access to transport links such as Gordon Hill Station(0.2 miles) and Enfield Chase Station(0.7 miles) both of which offer direct access into the City. Furthermore the property is within walking distance of local shops and amenities. Accommodation comprises two double bedrooms, a spacious living area with direct access to your own private patio area, fitted kitchen and three piece bathroom suite. There is also the added benefit of residential parking and well maintained communal gardens to enjoy.

£340,000



- Chain Free
- Residents Parking
- Modern Fitted Kitchen
- Well Maintained Communal Gardens
- Within Walking Distance of Local Shops and Amenities

- Two Double Bedroom Ground Floor Flat
- Spacious Living Room With Double Glazed Door Leading to Private Patio Area
- Gas Central Heating
- Close Proximity of Transport Links Including Gordon Hill Station(0.2 miles) and Enfield Chase Station(0.7 miles)
- Ideal First Time Purchase or Investment Opportunity

### Hallway

Laminate flooring, Storage cupboard

### Open Plan Living Room/Kitchen 22'18 x 15'6 (6.71m x 4.72m)

Double glazed door leading to the patio, Double glazed window to the rear aspect, Laminate wood flooring, Radiator, A range of base and wall units with roll top work surfaces, Sink drainer unit, Integrated electric oven, Induction hob, Integrated extractor hood, Plumbing for washing machine, Space for fridge/freezer, Power points, Spotlights, Tiled flooring

### Bedroom 1 12'13 x 10'10 (3.66m x 3.30m)

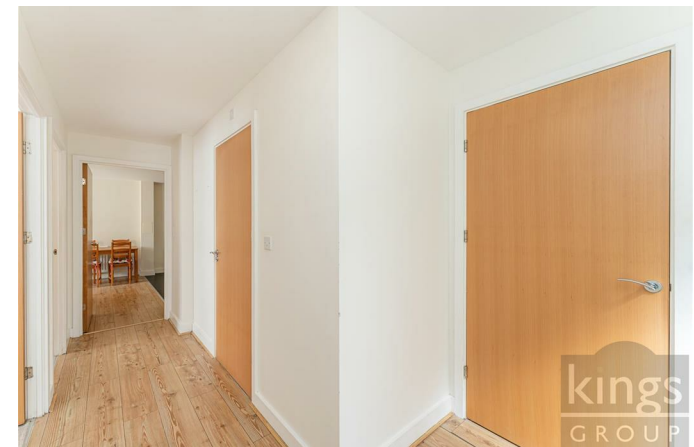
Dual aspect double glazed windows to the side aspect, Radiator x2, Carpeted flooring, Power points

### Bedroom 2 12'4 x 7'6 (3.76m x 2.29m)

Double glazed window to the side aspect, Radiator, Carpeted flooring, Power points

### Bathroom

Panel enclosed bath with shower, Wash basin with mixer tap and pedestal, Low level WC, Partly tiled walls, Tiled flooring





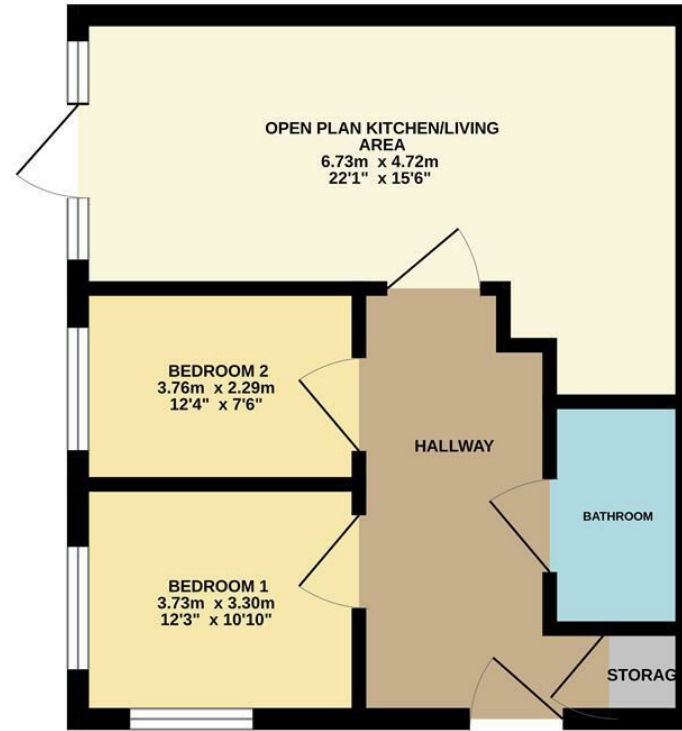
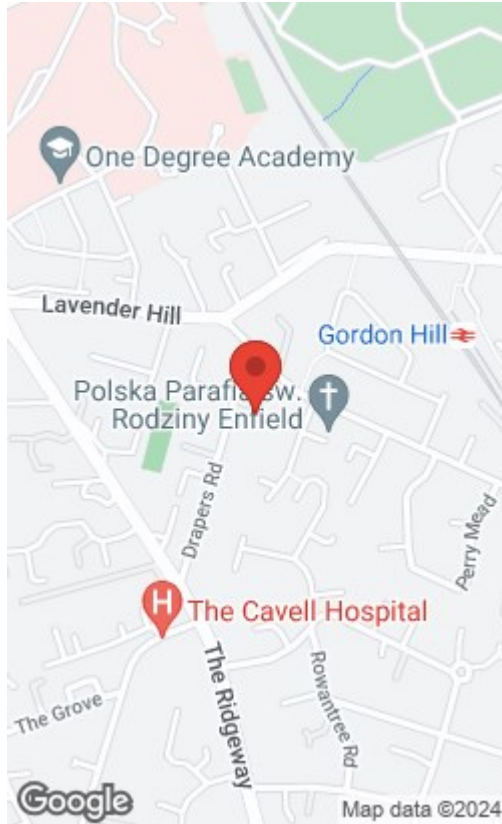


KIM GROU



GROUND FLOOR

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