



Holtwhites Hill, EN2 8BL
Enfield





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Kings Group-Enfield Town are pleased to present this CHAIN FREE TWO DOUBLE BEDROOM GROUND FLOOR FLAT located just a short distance from transport links including local bus routes and Gordon Hill Station which provides direct access into the City. This ideal first time purchase or investment opportunity comprises a bright and airy living room, fitted kitchen/diner, two double bedrooms, shower room and a separate wc. The property benefits from ample storage space throughout and well maintained communal gardens to enjoy.

£300,000



- CHAIN FREE
- Well Maintained Communal Gardens
- Fitted Kitchen/Diner
- Gas Central Heating
- Naturally Bright and Airy Throughout

Hallway

Three storage cupboards, double radiator, carpeted flooring, smoke alarm

Bathroom 5'99 x 5'0 (1.52m x 1.52m)

Double glazed opaque windows to the rear, textured ceiling, part tiled walls, double radiator, lino flooring, electric shower cubicle, pedestal wash basin

W.C 7'02 x 2'48 (2.18m x 0.61m)

Double glazed opaque windows to the rear, single radiator, lino flooring, low level w.c

Living Room 17'94 x 10'74 (5.18m x 3.05m)

Double glazed windows at the front, textured ceiling, double radiator, carpeted flooring, TV aerial point, power points, video entry system

Kitchen 15'70 x 7'85 (4.57m x 2.13m)

Double glazed windows to the rear, single radiator, lino flooring, tiled splash back walls, wall units with roll top, space for cooker, plumbing for washing machine, textured ceiling, power points

Bedroom 1 13'77 x 10'11 (3.96m x 3.33m)

Double glazed windows at the front, double radiator, carpeted flooring, power points

Bedroom 2 10'02 x 9'14 (3.10m x 2.74m)

Double glazed windows to the rear, double radiator, carpeted flooring, power points, built in wardrobe & storage cupboards

- Two Double Bedroom Ground Floor Flat
- Spacious Living Room
- Within Close Proximity of Transport Links Including Gordon Hill Station
- Ideal First Time Purchase or Investment Opportunity
- Within Close Proximity of Local Shops and Amenities





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GROUND FLOOR

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(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		Not environmentally friendly - higher CO ₂ 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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