



Pentrich Avenue, EN1 4NA  
Enfield







Kings  
GROUP



## Pentrich Avenue, EN1 4NA

Kings Group-Enfield Town are delighted to present this CHAIN FREE TWO DOUBLE BEDROOM FIRST FLOOR FLAT located just a short distance from the Forty Hall Estate which boasts an array of green spaces to enjoy. This ideal first time purchase or investment opportunity comprises an accommodating reception room, kitchen, two double bedrooms, bathroom and ample storage space throughout. Conveniently located the property is within close proximity of the A10/M25/A406 providing good access to surrounding areas. Additionally falling within catchment area of sought after schools including Worcester's Primary School.

£275,000



- Chain Free
- Spacious Living Room
- Three Piece Family Bathroom
- Communal Grounds
- Within Catchment Area of Sought After Schools Including Worcester's Primary School
- Two Double Bedroom First Floor Purpose Built Flat
- Fitted Kitchen
- Ample Storage Space Including an Outside Storage Shed
- Easy Access to the A10/M25/A406 Providing Good Access to Surrounding Areas
- Gas Central Heating and Double Glazed Throughout

### Hallway

Entry phone system, Storage cupboard, Coved ceiling, Double radiator, Laminate flooring

### Living Room 14'92 x 11'85 (4.27m x 3.35m)

Double glazed bay window to the front aspect, Coved ceiling, Double radiator, Laminate flooring, Power points

### Kitchen 10'82 x 8'95 (3.05m x 2.44m)

Double glazed window to the rear aspect, Lino flooring, A range of base and wall units with roll top work surfaces, Space for cooker, Sink drainer unit, Tiled splash backs, Space for fridge/freezer, Plumbing for washing machine

### Bathroom 6'42 x 6'38 (1.83m x 1.83m)

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

### Bedroom 1 11'90 x 11'48 (3.35m x 3.35m)

Double glazed window to the front aspect, Coved ceiling, Double radiator, Laminate flooring, Built in cupboard, Power points

### Bedroom 2 12'21 x 10'47 (3.66m x 3.05m)

Double glazed window to the side aspect, Double radiator, Laminate flooring, Power points



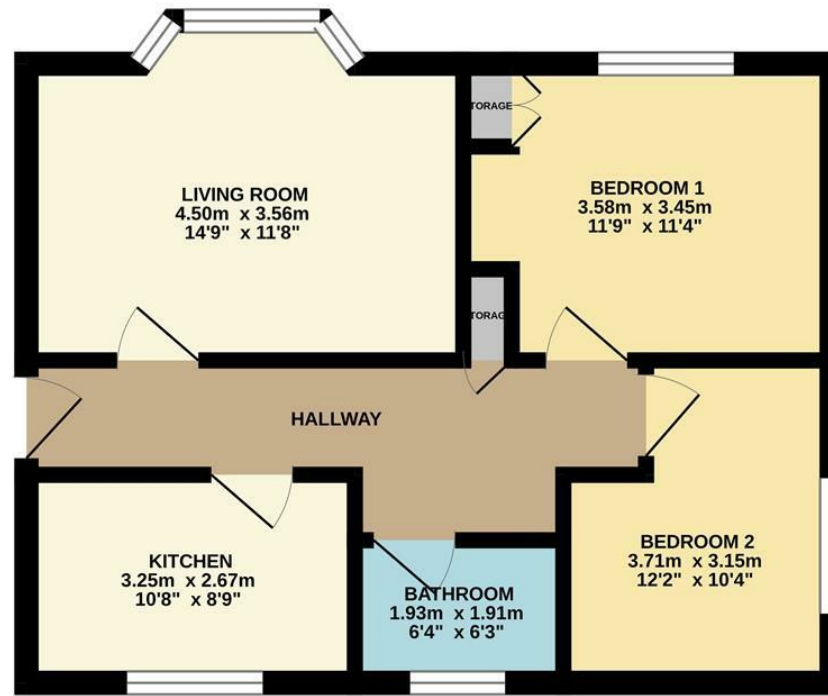
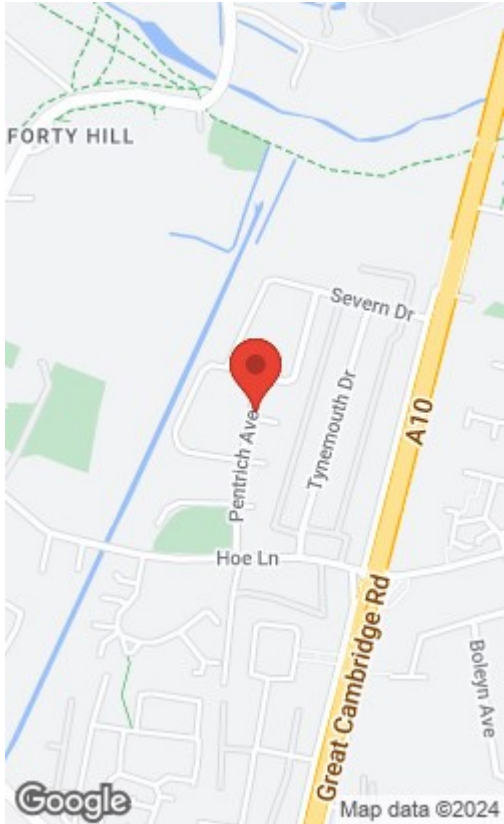






# FIRST FLOOR

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>		(81-91) <b>A</b>	
(81-91) <b>B</b>		(69-80) <b>B</b>	
(69-80) <b>C</b>		(55-68) <b>C</b>	
(55-68) <b>D</b>		(39-54) <b>D</b>	
(39-54) <b>E</b>		(21-38) <b>E</b>	
(21-38) <b>F</b>		(1-20) <b>F</b>	
(1-20) <b>G</b>		Not environmentally friendly - higher CO <sub>2</sub> emissions	
Not energy efficient - higher running costs			
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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