



Trinity Avenue, EN1 1HW  
Enfield





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Kings Group-Enfield Town are pleased to present this CHAIN FREE TWO DOUBLE BEDROOM SECOND FLOOR FLAT located just a short walk from Bush Hill Park Station(0.1 miles) which provides direct access into the City. Additionally this deal first time purchase or investment opportunity is within walking distance of local shops and amenities. The A10/M25/A406 are also within easy reach providing good access to surrounding areas. The property comprises living/dining room with Juliet balcony, fitted kitchen, bathroom, two double bedrooms with en-suite to the master and ample storage. Benefits include gated residents parking and lift access.

Offers In Excess Of £375,000



- Chain Free
- Gated Residents Parking
- Naturally Bright and Airy Living Room with Juliet Balcony
- Lift Access
- Within Walking Distance of Local Shops and Amenities

- 2 Double Bedroom Second Floor Flat
- En-Suite to the Master Bedroom
- Fitted Kitchen
- 0.1 Miles to Bush Hill Park Station
- Easy Access to the A10/M25/A406

### Hallway

Entry phone system, Laminate flooring, Storage cupboard, Radiator

### Kitchen 9'0 x 8'0 (2.74m x 2.44m)

A range of base and wall units with roll top work surfaces, tiled flooring, Integrated gas hob, Integrated chimney style extractor hood, Sink drainer unit, Tiled splash backs, Integrated oven, Spotlights, Plumbed for washing machine & dish washer, Space for fridge/freezer, Power points

### Living/Dining Room 21'0 x 12'0 (6.40m x 3.66m)

Double glazed windows to the front aspect, Double glazed door leading to the Juliet balcony, Radiator x2, Laminate flooring, Power points

### Bedroom 1 11'1 x 10'11 (3.38m x 3.33m)

Laminate flooring, Radiator, Double glazed window to the rear aspect, Built in wardrobe, Power points

### En-Suite Shower Room 8'0 x 3'0 (2.44m x 0.91m)

Tiled flooring, Radiator, Shower cubicle with shower attachment, Low level WC, Partly tiled walls, Spotlights, Wash basin with pedestal

### Bedroom 2 10'11 x 10' (3.33m x 3.05m)

Double glazed window to the rear aspect, Laminate flooring, Power points, Radiator

### Bathroom 8'0 x 5'0 (2.44m x 1.52m)

Tiled flooring, Low level WC, Partly tiled walls, Radiator, Spotlights, Wash basin with pedestal, Panel enclosed bath with shower attachment



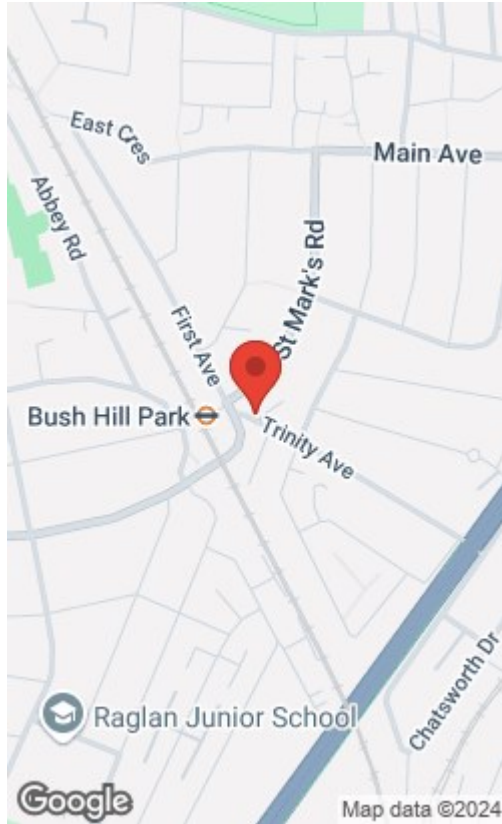






# SECOND FLOOR

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(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	EU Directive 2002/91/EC		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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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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