



Genotin Road, EN1 2AW  
Enfield





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Kings Group-Enfield Town are pleased to offer this WELL PRESENTED ONE DOUBLE BEDROOM FIRST FLOOR FLAT located just a very short walk from Enfield Town Station providing direct access into the City. Accommodation comprises a naturally bright and airy living room, fitted kitchen, one double bedroom, bathroom and storage space. Furthermore the property benefits from allocated parking to the rear. Furthermore this ideal first time purchase or investment opportunity benefits from a range of local shops and amenities on your doorstep to enjoy.

£265,000



- One Double Bedroom First Floor Flat
- Fitted Kitchen
- Close Proximity to Enfield Town Centre Which Boasts an Array of Shops and Restaurants
- Within Walking Distance to Transport Links Including Local Bus Routes and Enfield Town Station
- A Naturally Bright and Airy Living Room
- Three Piece Bathroom Suite
- Allocated Parking
- Ideal First Time Purchase or Investment Opportunity

#### Hallway

Carpeted flooring, Smoke alarm, Power points, Airing cupboard

#### Living Room 15'00 x 13'87 (4.57m x 3.96m)

Double glazed windows to the front aspect, Economy heaters, Carpeted flooring, Phone point, TV aerial point, Power points

#### Kitchen 10'10 x 6'85 (3.30m x 1.83m)

A range of base and wall units with roll top work surfaces, Lino flooring, Tiled splash backs, Integrated cooker with electric oven, Electric hob, Integrated extractor hood, Sink drainer unit, Space for fridge/freezer, Plumbing for washing machine, Power points

#### Bathroom 8'39 x 4'64 (2.44m x 1.22m )

Tiled splash backs, Lino flooring, Extractor fan, Panel enclosed bath with shower attachment, Wash basin with pedestal, Low level WC, Shaver point

#### Bedroom 1 11'43 x 8'82 (3.35m x 2.44m)

Double glazed window to the front aspect, Economy 7 heater, Built in wardrobes, Power points



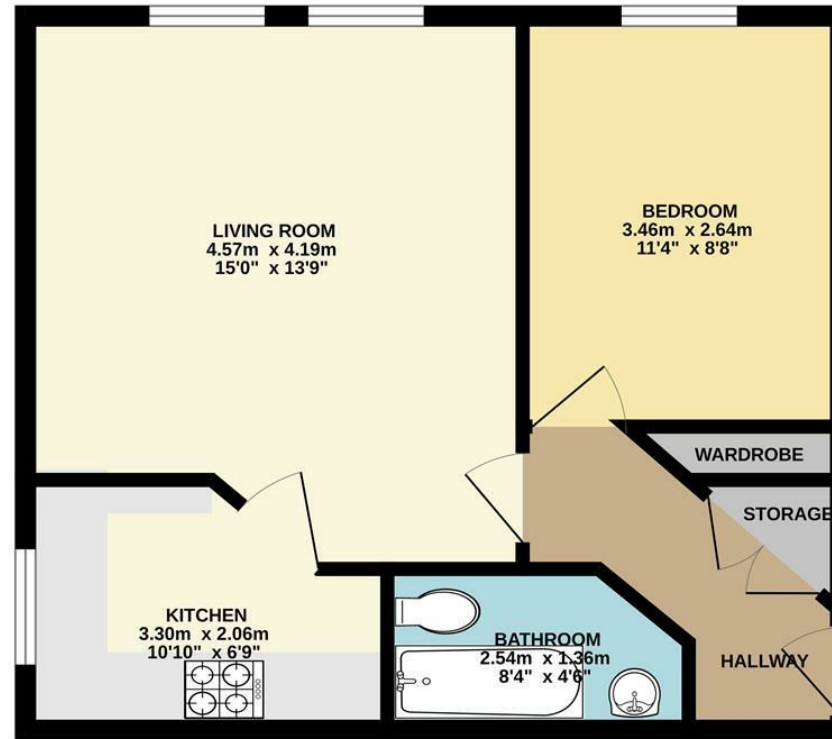






FIRST FLOOR

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>		(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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