



Manor Court, EN1 4SN
Enfield

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Situated in a quiet cul-de-sac, this chain-free ground floor flat offers a well-balanced blend of comfort, space and convenience, making it an ideal choice for first-time buyers or those seeking a promising investment opportunity. The property features two sizeable double bedrooms, a three piece bathroom suite and a spacious reception room, creating a comfortable setting for everyday living. A fitted kitchen/diner provides a practical and welcoming space for cooking and dining. Ample storage is available throughout the flat, which is double glazed and benefits from gas central heating, ensuring a warm and efficient living environment. A security entry phone system adds an extra layer of reassurance.

The location is particularly appealing, with Turkey Street Station just 0.4 miles away and bus stops within walking distance, offering excellent transport connections. For those travelling by car, the A10 and M25 are easily accessible. Families will appreciate being within the catchment area of highly regarded schools including Capel Manor Primary School and St Ignatius College. Enfield Town Centre and a variety of nearby retail parks are only a short drive away, providing a wide range of shops, restaurants and amenities. This is a property that delivers on both practicality and potential.

Council Tax Band: C
Construction Type: Standard (Brick)
Flood Risk- Rivers & Seas: Very Low, Surface Water: Very Low

Offers In Excess Of £250,000



- Chain Free

- Spacious Reception Room

- Security Entry Phone System

- Easy Access to the A10/M25 Providing Good Access to Surrounding Areas

- Cul-De-Sac Location

- Two Double Bedroom Ground Floor Flat

- Fitted Kitchen/Diner

- Gas Central Heating and Double Glazed Throughout

- Within Catchment Area of Highly Regarded Schools Including Capel Manor Primary School, Honilands Primary School and St Ignatius College

- Within Close Proximity of Transport Links Including Bus Stops and Turkey Street Station(0.4 miles)





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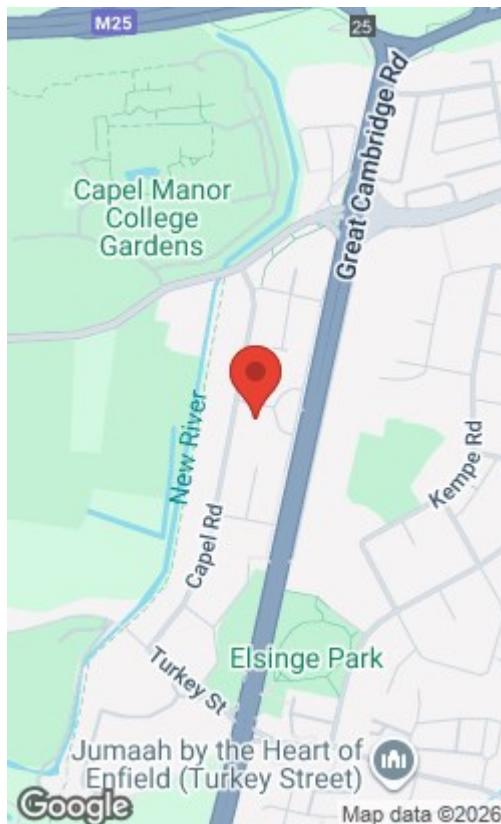


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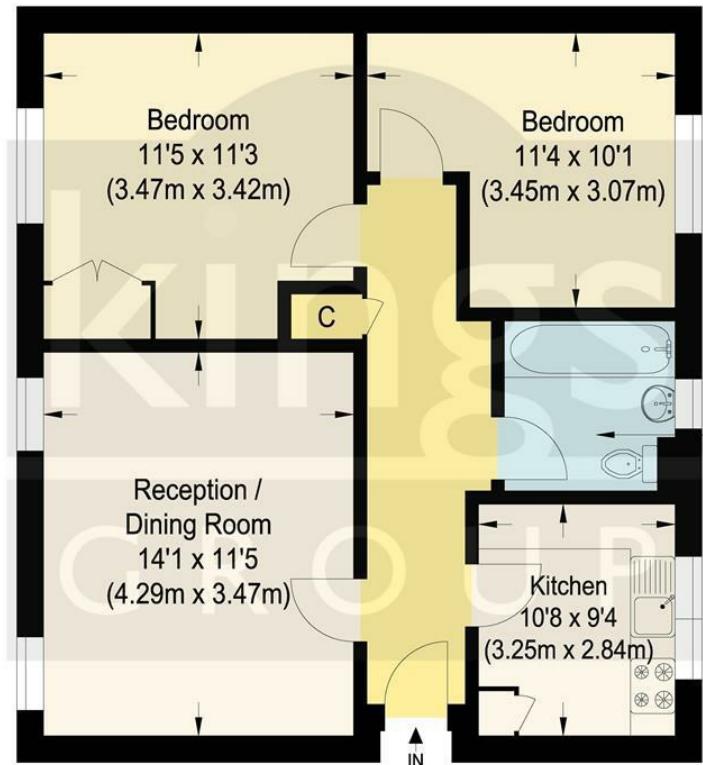


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC

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



Bathroom
6'4 x 6'3
(1.93m x 1.90m)



Ground Floor

Manor Court

Approximate Gross Internal Floor Area : 55.10 sq m / 593.09 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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