

Uvedale Road, EN2 6HG  
Enfield

PRINCESSA COURT





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## Uvedale Road, EN2 6HG

Located within the ever popular Princessa Court development, this chain free first floor apartment offers a well presented one double bedroom home just a short distance from local shops and the vibrant Enfield Town Centre, where an excellent selection of shops, restaurants, and cafés can be enjoyed. The property benefits from superb transport connections, with local bus routes and Enfield Town Station only 0.5 miles away, providing direct access into Liverpool Street Station. For those travelling by car, the A10 is close by, offering swift links to the M25 and A406.

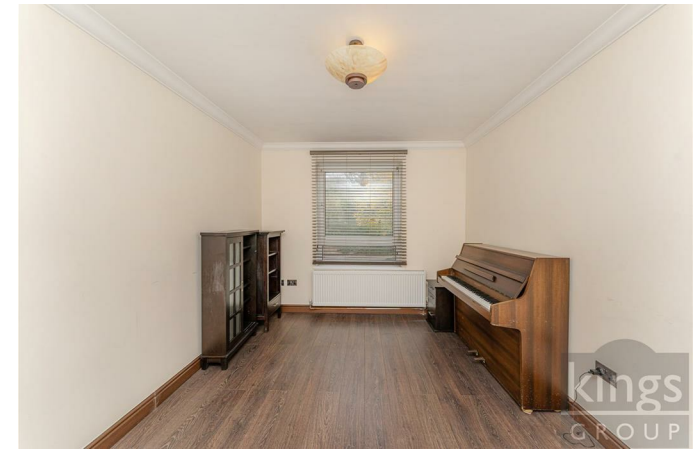
Inside, the property features a spacious reception room, a beautifully fitted kitchen that has never been used, a comfortable double bedroom, and a three piece bathroom suite. Additional advantages include double glazing throughout, residents' parking, and a long lease of approximately 129 years remaining. This delightful apartment represents an ideal opportunity for first time buyers or investors seeking a well located property in a highly desirable area.

£245,000



- Chain Free
- Ideal First Time Purchase or Investment Opportunity
- Modern Fitted Kitchen
- Residents Parking Available
- Easy Access to Transport Links Including Enfield Town Station(0.5 miles) and Bus Stops

- A Sizeable One Double Bedroom Dual Aspect First Floor Flat
- Spacious Reception Room
- Gas Central Heating and Double Glazing Throughout
- 129 Year Lease
- Close Proximity to Enfield Town Centre





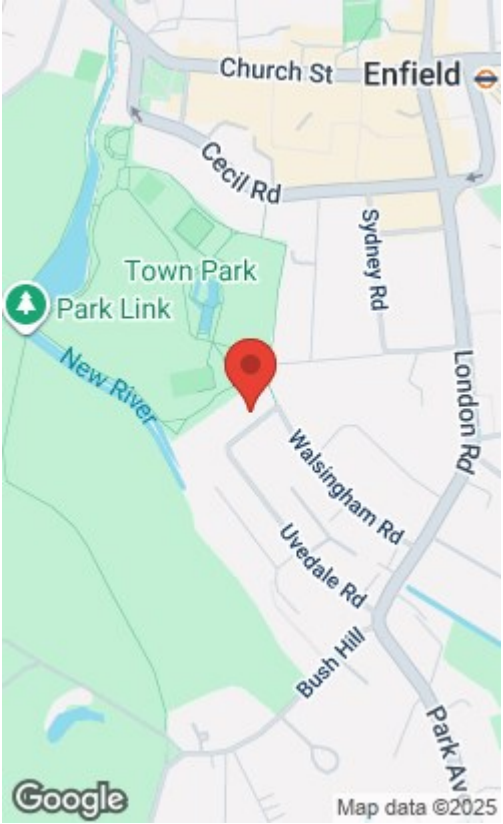
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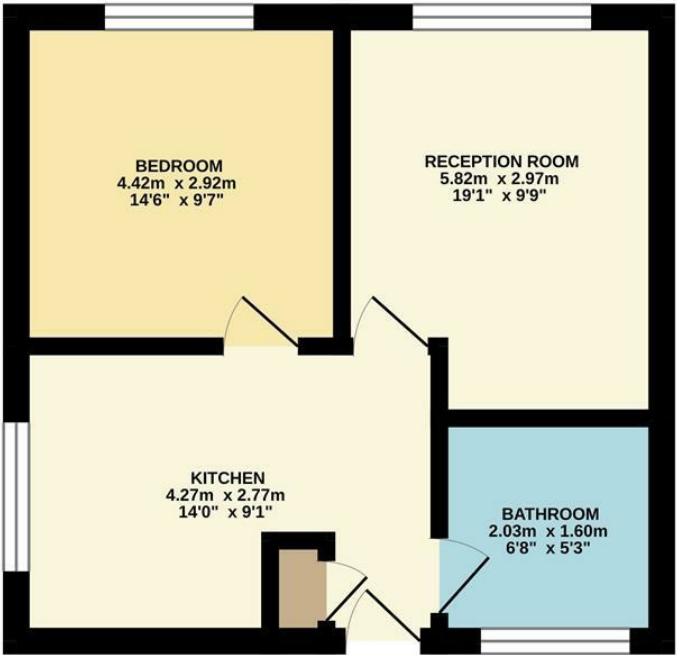


| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-40) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |



FIRST FLOOR



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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