



Gordon Hill, EN2 0QJ
Enfield





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KINGS GROUP Enfield Town are delighted to present this CHAIN FREE one double bedroom ground floor maisonette, set within the popular Borrowdale Court retirement development, ideally positioned just off Chase Side in Gordon Hill, EN2.

This bright and welcoming property offers a naturally airy reception room, a fitted kitchen, a double bedroom with built-in wardrobes, and a bathroom. While some updating may be desired, the home offers excellent potential and ample storage throughout, making it an ideal choice for those aged 55 and over seeking a comfortable and well-located retirement home.

Borrowdale Court benefits from a wonderful sense of community, providing access to a residents' lounge, a guest suite available for hire, beautifully maintained communal gardens, resident parking, and warden assistance for added peace of mind.

The location is superb, within easy walking distance of local shops, bus routes, and Gordon Hill Station (0.3 miles), while Enfield Town, with its wider range of amenities, cafés, sports and leisure facilities, is also close by.

A fantastic opportunity to acquire a well-positioned retirement property in a highly desirable area.

Leasehold
03/01/2110 Current term 84 Years
Flood Risk "Low"
EPC Rating C
Service Charge £3064PA
Ground Rent Peppercorn

Offers In The Region Of £199,995



- Chain free one-bedroom ground floor maisonette in a highly sought-after retirement development
- Bright and spacious reception room with natural light
- Access to excellent communal facilities, including residents' lounge and guest suite (hire by arrangement)
- Warden-assisted development providing peace of mind
- Residents Parking
- Ideally suited for residents aged 55 and over
- Modern fitted kitchen and well-planned accommodation
- Beautifully maintained communal gardens and resident parking
- Prime location just off Chase Side, close to local shops and amenities
- Within walking distance of Gordon Hill Station (0.3 miles) and multiple bus routes





BORROWDALE CRT
FLATS 22-23

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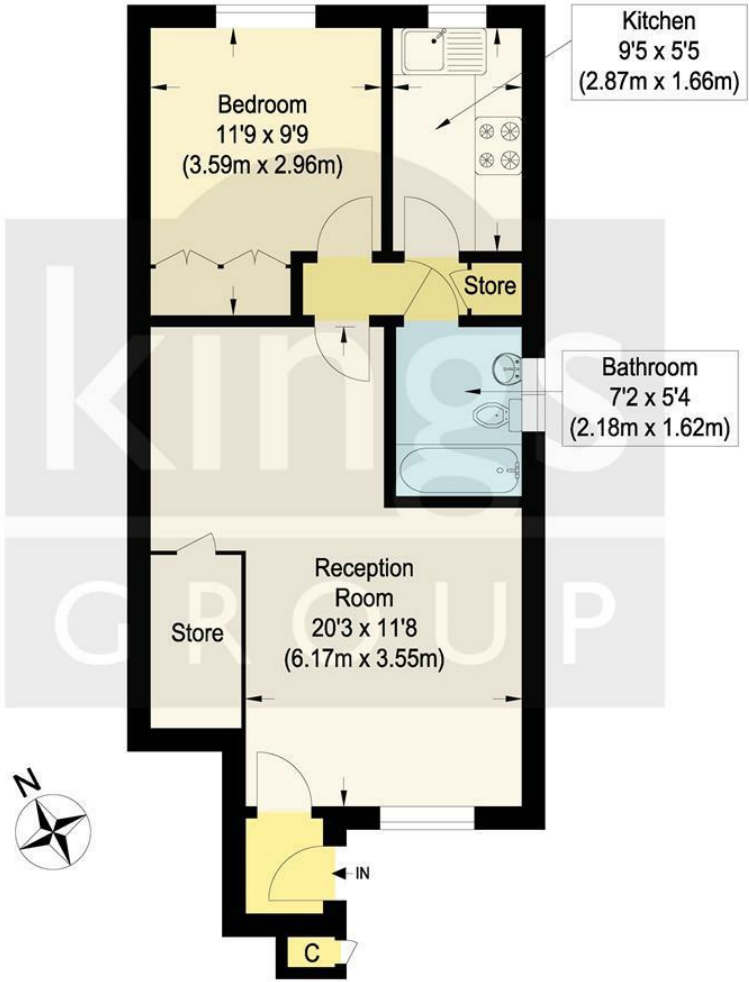
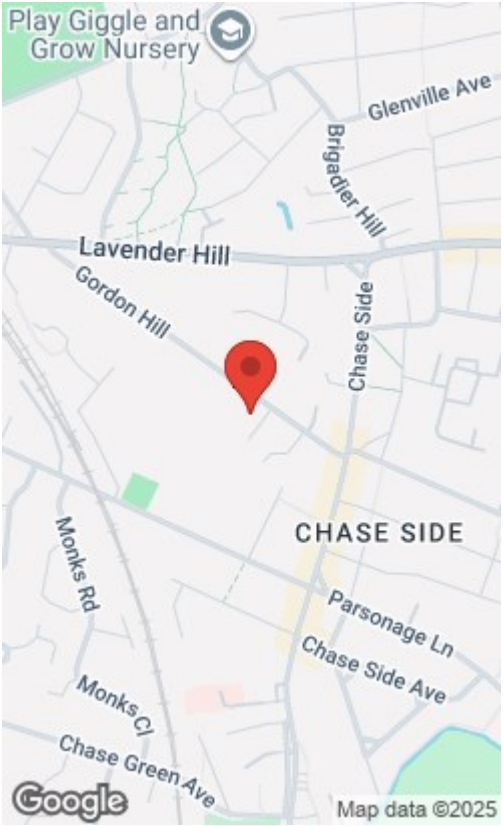


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(29-38) F		
(1-28) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 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		
(29-38) F		
(1-28) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Borrowdale Court

Approximate Gross Internal Floor Area : 48.10 sq m / 517.74 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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.

25 Silver Street, Enfield Town, Middlesex,
EN1 3EF

T: 0208 364 4118

E:

www.kings-group.net

