



Melling Drive, EN1 4UZ
Enfield





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Kings Group - Enfield Town are delighted to offer this beautifully presented TWO BEDROOM SECOND FLOOR APARTMENT. This property is located within easy reach of local shops and amenities including Enfield's Retail Parks and the David Lloyd Leisure Centre.

The property is also conveniently located for access to Turkey Street Station which offers fast links into Liverpool Street with connections to the Victoria Line at Seven Sisters.

The accommodation comprises of a good size lounge, kitchen, two double bedrooms, en-suite to master bedroom and bathroom. The property benefits from a security entry phone system and residents parking.

Early viewing is recommended - call us today on 0208 364 4118 to book an appointment to view.

£275,000



- **Two Bedroom Second Floor Apartment**
- **Residents Parking**
- **Security Entry Phone System**
- **107 Years Remaining on the Lease**
- **Ideal First Time Purchase Or Investment Opportunity**

- **En-suite to Master Bedroom**
- **Spacious Lounge**
- **Double Glazing**
- **Easy Access To The A10 & M25**
- **Walking Distance to David Lloyds Health & Wellness Group**

Hallway

storage cupboard, laminate flooring, internet point, smoke alarm, power points,

Bathroom

part tiled walls, wall mounted blow hearer, vinyl flooring, extractor fan, panel enclosed bath, low level w.c, wash basin, airing cupboard

Lounge 14'10 x 14'38 (4.52m x 4.27m)

double glazed windows to the rear, economy 7 heating, laminate flooring, phone point, TV aerial point, power points

Kitchen 8 x 8'55 (2.44m x 2.44m)

double glazed windows to the rear, vinyl flooring, tiled splash back walls, wall units with roll top, integrated cooker, electric oven with electric hobs, integrated extractor, double drainer unit sink, space for fridge freezer, power points

Bedroom 1 10'45 x 11'20 (3.05m x 3.35m)

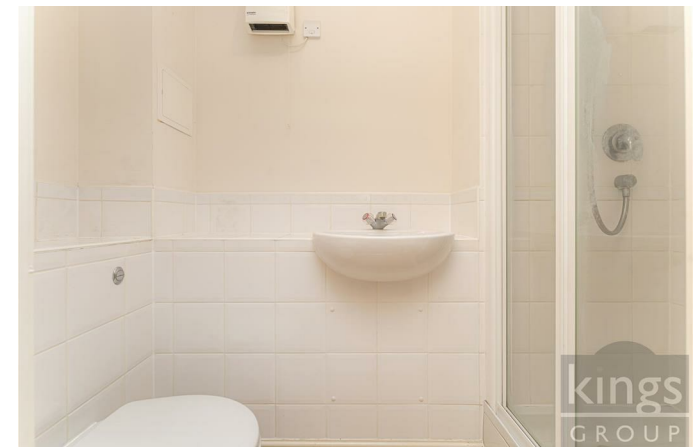
double glazed window at the front, laminate flooring, power points

En-Suite 3'45 x 7'74 (0.91m x 2.13m)

part tiled walls, wall mounted blow heater, extractor fan, shower cubicle, wash basin, w.c. low level

Bedroom 2 10'43 x 7'30 (3.05m x 2.13m)

double glazed windows to the rear, laminate flooring, economy 7 heating, power points





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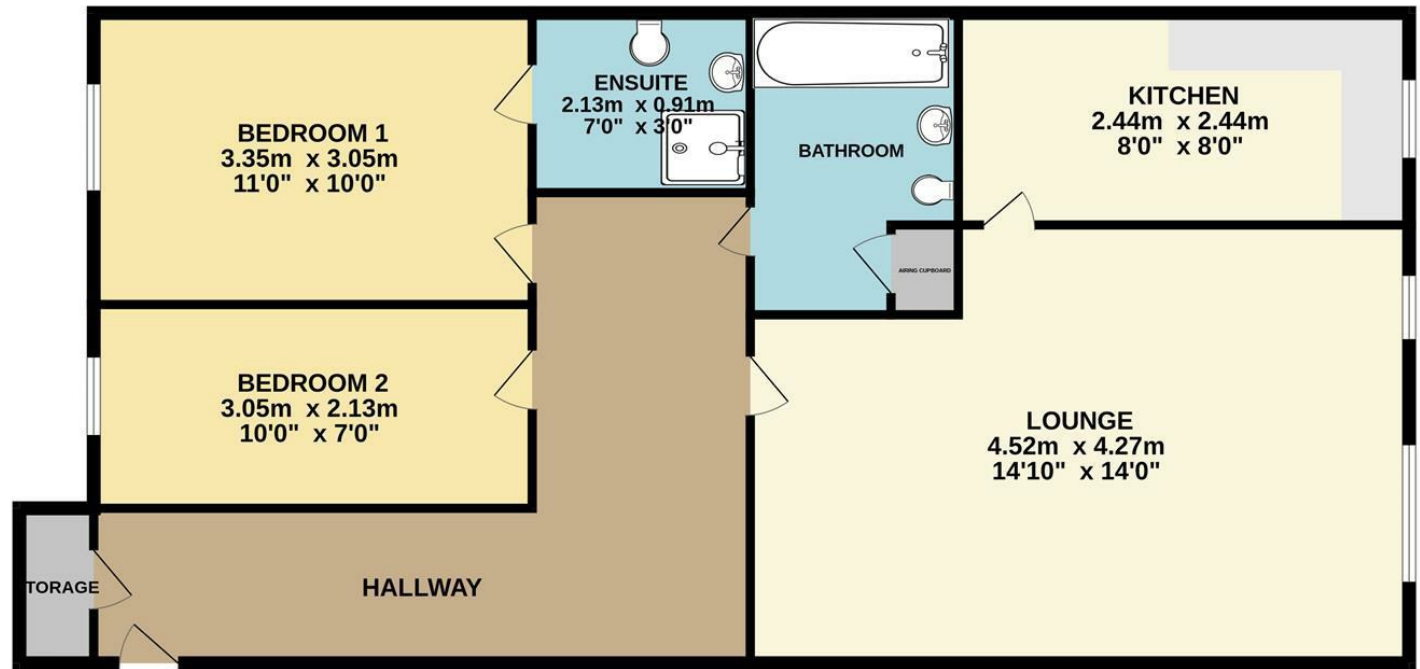


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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80)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

GROUND 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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