



www.kings-group.net

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Enfield Highway EN3 5AZ
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Scotland Green Road, Enfield, EN3 4SN
Offers In The Region Of £185,000

PUBLIC NOTICE - 42 Tennyson Close (3rd Floor Flat), Scotland Green Road, Enfield, and Parking Space, EN3 4SN - We have received an offer of £ 180,000.00 Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC Rating (C)

****AN IDEAL INVESTMENT OR FIRST TIME BUYER OPPORTUNITY**** Situated in the popular PONDERS END LOCATION, Kings Group Estate Agents are delighted to offer this STUDIO FLAT / WITH A SEPERATE SLEEPING AREA. Located within close proximity to all local SHOPS & AMENITIES including Ponders End Train Station, benefits direct access into both Tottenham Hale & London Liverpool Street. Tennyson Close, offered with NO ONWARD CHAIN, a Spacious Reception area, Fitted Kitchen, Communal Grounds, Gardens & Parking.

Tenure: Leasehold
Lease: 94 Years unexpired
Service Charge PA: £960
Ground Rent PA: £80
Council: Band B
EPC Rating: C

FRONT DOOR TO:

ENTRANCE HALLWAY

6'01 x 4'04 (1.85m x 1.32m)

With power point, carpeted.

RECEPTION ROOM

11'01 x 13'02 (3.38m x 4.01m)

With single glazed window to side aspect, electric heater, power points, carpeted.

KITCHEN

8'02 x 8'01 (2.49m x 2.46m)

With single glazed bay window to side aspect, tiled splash backs, range of wall and base units with roll top work surfaces, integrated electric hob and oven with hood extractor, sink and drainer unit, space for fridge freezer, plumbing for washing machine, power points, lino.

BEDROOM

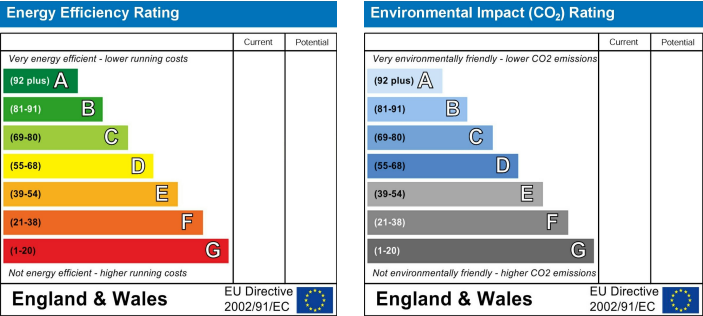
13'05 x 8'03 (4.09m x 2.51m)

With single glazed window to rear aspect, airing cupboard, electric radiator, power points, carpeted.

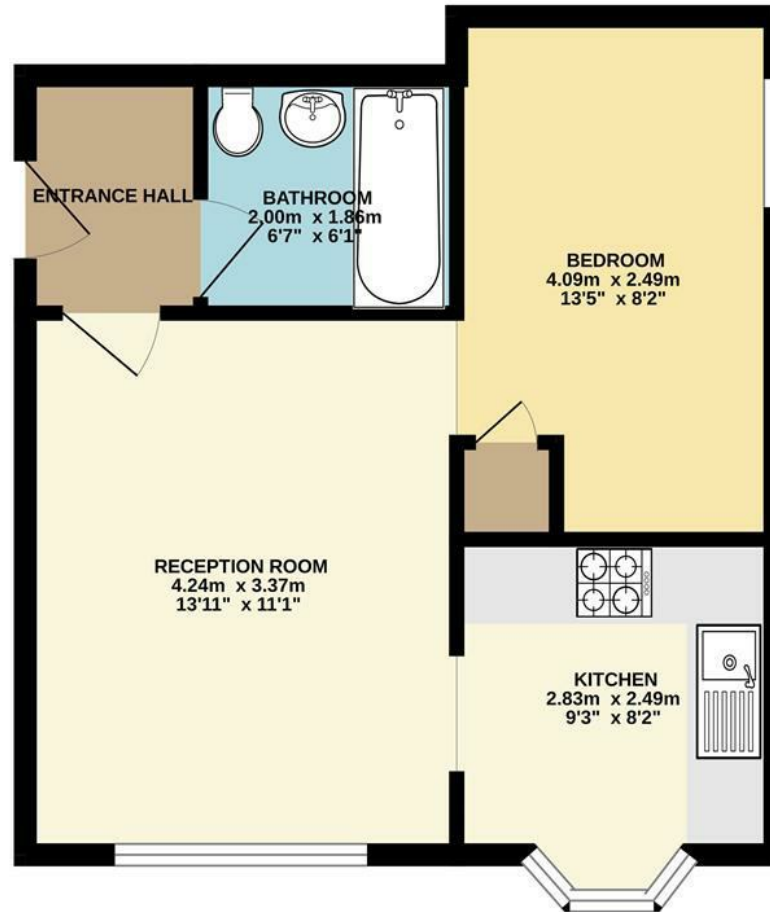
BATHROOM

6'07 x 6'01 (2.01m x 1.85m)

With tiled splash backs, panel enclosed bath, pedestal wash basin, low level W.C, extractor fan, lino flooring.



GROUND FLOOR
37.2 sq.m. (401 sq.ft.) approx.



TENNYSON CLOSE

TOTAL FLOOR AREA: 37.2 sq.m. (401 sq.ft.) approx.

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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