



**Holmleigh Court Glyn Road, Enfield Highway
Offers In The Region Of £107,000 Leasehold**



Holmleigh Court Glyn Road, Enfield Highway

186 Hertford Road, Enfield Highway,
Middlesex, EN3 5AZ

020 8805 5959
www.kings-group.net

- Over 55's Only
- A Second Floor Retirement Flat
- Communal Grounds, Gardens & Parking
- Close Proximity to all local Shops & Amenities
- Offered Chain Free
- New 99 Year Lease on Completion
- Situated within the Ponders End Location

RECEPTION / DINER 15'5" x 10'4" (4.70m x 3.15m)

With double glazed window to side aspect, laminate flooring, textured ceiling, electric heater, power points

KITCHEN 7'11" x 4'11" (2.41m x 1.50m)

With double glazed window to rear aspect, free standing cooker, space for fridge freezer, drainer unit sink, wall and base units with roll top work surfaces, power points

BATHROOM 7'11" x 5'1" (2.41m x 1.55m)

With opaque window to rear aspect, laminate flooring, panel enclosed bath, tiled splash back walls, pedestal wash basin, low level WC,

BEDROOM 11'7" x 10'8" (3.53m x 3.25m)

With double glazed window to side aspect, carpeted flooring, built in wardrobe, power points

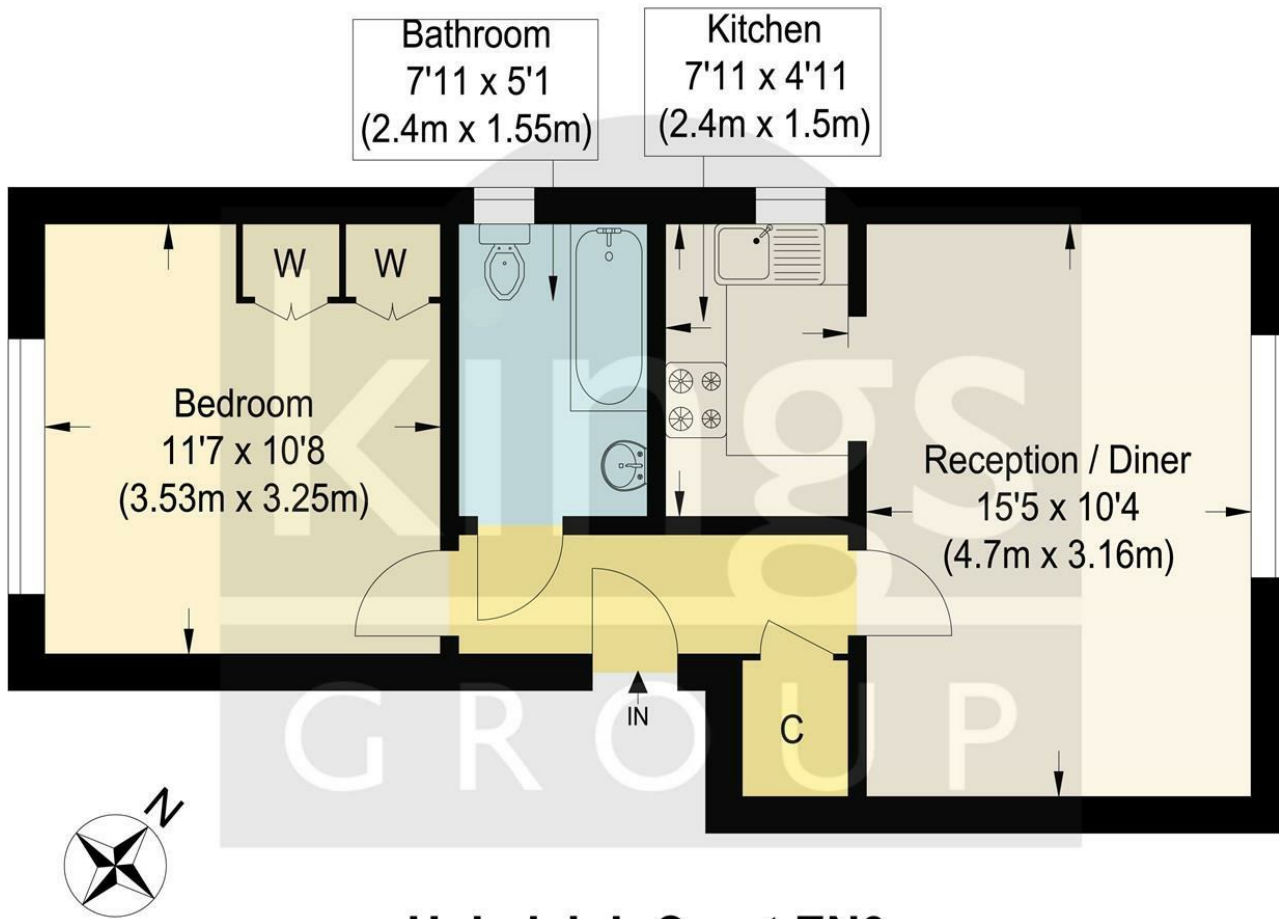
**** RETIREMENT FLAT OVER 55'S ONLY**** KINGS GROUP are delighted to offer this well presented ONE DOUBLE BEDROOM Second Floor WARDEN ASSISTED retirement flat, benefiting from a LIFT, Spacious Living Area, Fitted Kitchen, Communal Grounds, Parking and Gardens, Security and Entry Phone System. This RETIREMENT complex is located within easy reach of Southbury Road station, local high street shops, eateries & amenities. NEW LEASE of 99 unexpired years upon completion of sale.

99 Years Lease on completion
Service Charge £3,132 Including ground rent with no escalating ground rent.
Council Tax Band B
EPC Rating D

FRONT DOOR LEADING TO

ENTRANCE HALLWAY

With carpeted flooring, storage cupboard



Holmleigh Court EN3

Approximate Gross Internal Floor Area : 39.90 sq m / 429.48 sq ft

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





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