



**Flat 18, Holmleigh Court Glyn Road, Enfield Highway
Offers In The Region Of £115,000 Leasehold**



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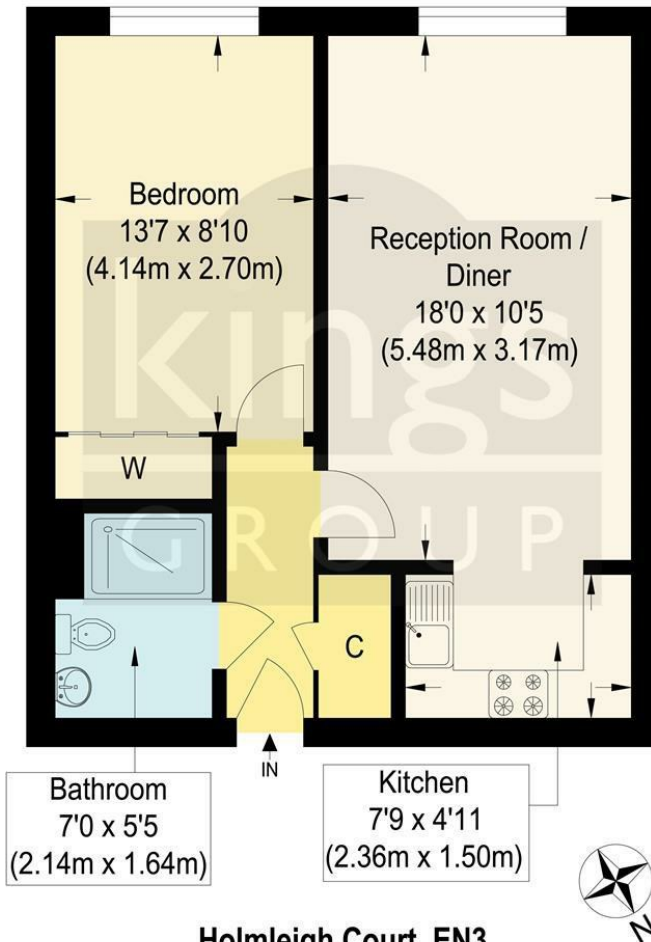
186 Hertford Road, Enfield Highway,
Middlesex, EN3 5AZ

020 8805 5959
www.kings-group.net

- One Bedroom Retirement Flat
- Over 55s Only
- New Lease on Completion
- Communal Grounds, Gardens
- Lift
- Double Glazed Windows
- Close Proximity to local Shops & Amenities

RETIREMENT FLAT OVER 55'S ONLY. KINGS GROUP are delighted to offer this well presented ONE DOUBLE BEDROOM First Floor WARDEN ASSISTED retirement flat, offering a LIFT, Spacious Living Area, Fitted Kitchen, Communal Grounds, Parking and Gardens, Security and Entry Phone System. This also boasts from being located just off Hertford Road which is close to all local Shops & Amenities, Bus Routes & Southbury Train Station. This Rare Addition also benefits from a NEW 99 YEAR Lease, and offered with NO ONWARD CHAIN.

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



Holmleigh Court, EN3

Approximate Gross Internal Floor Area : 42.90 sq m / 461.77 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



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