



# Gladbeck Way, Enfield

£285,000

**Havilands**

the advantage of experience



- One Bedroom Apartment
- Ground Floor
- Communal Gardens
- Leasehold - 120 Years Remaining
- Walking Distance to Enfield Chase Mainline Station (Moorgate approx 30 mins)
- Close to Local Shops including Waitrose
- Walking Distance to Enfield Town Centre
- Excellent First Time or Investment Purchase



For more images of this property please visit [havilands.co.uk](http://havilands.co.uk)



Havilands are pleased to offer For Sale, this ONE BEDROOM GROUND FLOOR APARTMENT located on Gladbeck Way, EN2.

An ideal starter home for someone looking to get onto the property ladder, the property is comprised of an open plan lounge/kitchen/diner, bathroom and double bedroom. Offering 415sqft of living space, the flat is ideally located with Enfield Chase Mainline Station within walking distance offering direct rail links into central London (Moorgate approx 30 mins). Also within walking distance of the property are a number of shops and amenities along Windmill Hill including Waitrose. Enfield town centre is also nearby offering a wide range of both retail and leisure outlets in addition to a number of cafe's, bars and restaurants. Offered with a remaining lease of 120 years, the property will make a fantastic first time purchase or investment property. To arrange a viewing, please do not hesitate to get in touch.

Property Information:

Tenure: Leasehold

Lease Remaining: 120 Years (125 years from 01/02/2019)

Ground Rent: £200 per annum

Service Charge: £900 per annum

Local Authority: Enfield Borough

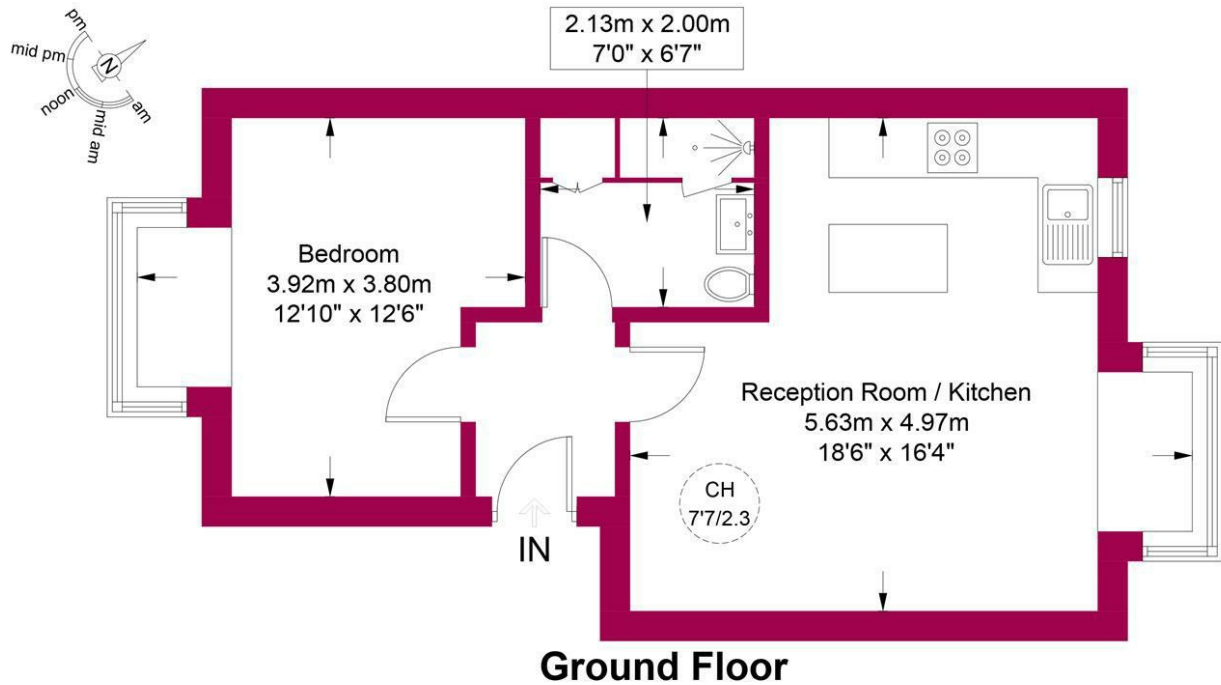
Council Tax: Band C (£1835.98 24/25)

EPC Rating: Current 70(C); Potential 76(C)

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Gladbeck Way, EN2

Approximate Gross Internal Area = 415 sq ft / 38.6 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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