



# Foxwood Green Close, Bush Hill Park

Offers Over £375,000

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- Well Presented, 2 Bedroom, Top (2nd) Floor Apartment.
- Open Plan Kitchen, Lounge/Dining Room
- Juliet Balcony Overlooking Well Kept Communal Grounds
- Dual Aspect Windows to Master Bedroom
- Quiet Cul-De-Sac Location
- Short Walk to Bush Hill Park Station
- Gated Parking Available



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



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Havilands are pleased to offer For Sale, this TWO BEDROOM APARTMENT located within Foxwood Green Close, EN1. Situated within a gated development and positioned on the second floor, the apartment is comprised of two bedrooms, spacious lounge, kitchen and family bathroom. The property also benefits from off-street parking within the development. Offered with a remaining lease of 96 years, this property is an ideal starter home and is ideally positioned for commuters with the apartment being within walking distance of Bush Hill Park Overground Station offering direct links into central London (Liverpool St approx 30 mins). Also within walking distance of the property are a number of local shops and amenities including Sainsburys Local. The property also falls within the catchment area of a number of sought after schools including Raglan Infant & Junior Schools. The property also affords ease of access to the A10 offering road links into central London as well as to the A406 & M25. Viewing is highly recommended - to arrange yours, please do not hesitate to get in touch.

#### Leasehold Information:

Tenure: Leasehold

Lease Remaining: 96 years

Service Charge: £2000 per annum

Ground Rent: £200 per annum

Local Authority: Enfield Borough

Council Tax: Band D (£2065.48 24/25)

EPC Rating: Current 75(C); Potential 78(C)

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Foxwood Green Close, EN1  
Approx. Gross Internal Floor Area 743 sq. ft / 69.03 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>	<b>75</b>	<b>78</b>
(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	

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come by and meet the team

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