



- FIRST FLOOR FLAT
- ONE BEDROOM
- LOUNGE
- FITTED KITCHEN

Cantrell Lodge, Hertford Road, Enfield, EN3 6RA

PRICE: £215,000 LEASEHOLD

An exciting opportunity to purchase this one bedroom first floor flat being ideally located for Enfield Wash and Waltham Cross shopping centres and being within easy of three mainline train stations for direct access into central London and beyond. The property would make a suitable 1st time/investment purchase.



Property Description

Cantrell Lodge is a purpose built block ideally located for Enfield Wash and Waltham Cross shopping Centres with a variety of shops and eateries .

For the commuter the property is within easy access of the A10 and Junction 25 of the M25 motorway.

Enfield Lock, Turkey Street and Waltham Cross mainline BR stations are accessible for direct access into central London and beyond.

The property itself is a purpose built one bedroom flat which would make a suitable first time purchase or investment opportunity. An internal is strongly recommended.

The property is accessed via a communal entrance hall and the accommodation in general comprises an entrance hall with a built in cupboard and providing access to all rooms.

A light and airy spacious lounge overlooks the front aspect with room for a dining table and chairs and a feature box bay window being the main focal point.

The kitchen has a range of fitted wall and base units with contrasting work surfaces and tiled splash back and space for appliances.

The bedroom has fitted mirror wardrobes and overlooks the rear.

A fully tiled bathroom with a modern three piece complete the this property.

Externally there is ample residents parking.





CHARGES AND TENURE

Council Tax Enfield Borough Council Band B

Leasehold - Approximately 90 Years unexpired

Service Charge £1560 Per Annum

Ground Rent £130 Per Annum

UTILITIES AND SUPPLIERS

Electricity - Mains - Utility Warehouse

Water - Mains -- Thames Water

Sewage - Thames Water

Heating - Gas Central Heating

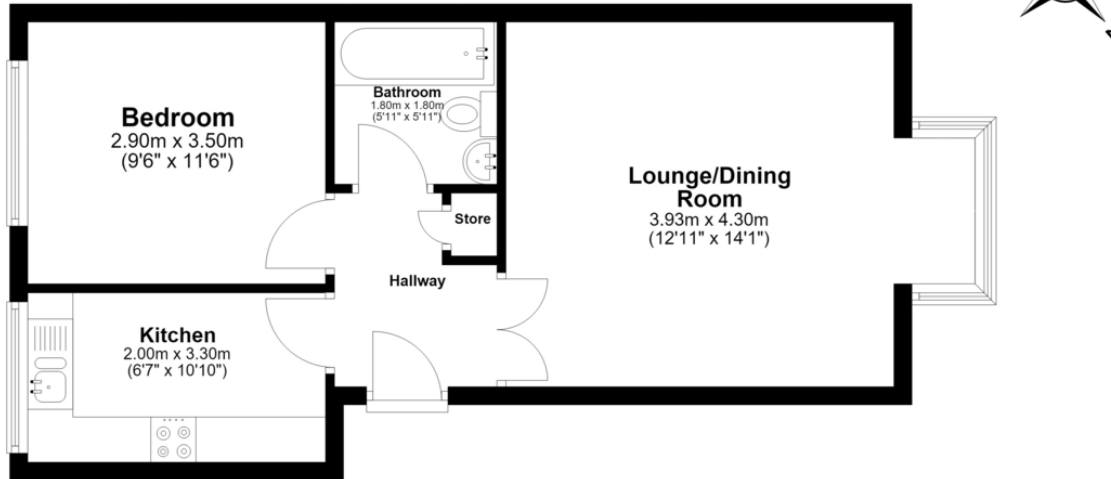
Broadband - Utility Warehouse

Mobile Signal and Coverage Vodafone Three EE O2



First Floor

Approx. 43.6 sq. metres (469.7 sq. feet)



Total area: approx. 43.6 sq. metres (469.7 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Cantrell Lodge

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	80 C
55-68	D		
39-54	E		
21-38	F		

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