



Woodside Court, Perry Mead, Enfield

Available

£250,000 (Leasehold)





A well-presented one-bedroom ground floor flat with allocated parking, conveniently located close to Gordon Hill station.

Located within a purpose-built block on a residential turning in Enfield, this well-proportioned one-bedroom first floor flat offers comfortable accommodation and benefits from allocated parking. The property is ideally positioned just 320 yards from Gordon Hill train station, making it a convenient choice for commuters, first-time buyers or investors.

The property is accessed via a communal entrance, with internal stairs leading to ground floor level. A hallway and inner hallway provide access to all rooms and include a useful storage cupboard and entryphone system. The lounge is a good size and benefits from fitted carpet and a double glazed window to the front aspect, offering a comfortable living space.

The separate kitchen is fitted with a range of wall and base units, work surfaces and tiled splashbacks, and includes a new electric oven and hob, fridge freezer and washer dryer. The bathroom is fitted with a white suite comprising a panelled bath with shower attachment, wash hand basin and WC, along with a heated towel rail and extractor fan.

The bedroom is a well-sized double and benefits from a double glazed bay window, built-in wardrobe and an airing cupboard housing the hot water cylinder. Additional features include double glazing throughout and electric heating with individual room thermostats.

Externally, the property benefits from an allocated parking space with a residents parking permit. Perry Mead is well located for local amenities, green spaces and transport links, with Gordon Hill station providing direct rail services into central London.

Tenure: Leasehold

Lease Term: 24 June 1985 for 189 years.

Term Remaining: 148 years remaining on the lease.

Service Charge: £1120 per year

Ground Rent: NIL

Local Authority: London Borough of Enfield

Council Tax Band: B

Entrance

Communal entry door to block, wooden front door leading to hallway, stairs from lower ground to ground floor level, fitted carpet.

Hallway

Door to Inner hallway, fitted carpet.

Inner hallway

Entryphone system, wall mounted electric panel heater, individual thermostat, door to storage cupboard with shelving, fitted carpet.

Bathroom

Frosted double glazed window to side, wall mounted chrome heated towel rail, extractor fan, pedestal wash hand basin, mirror fronted medicine cabinet above, low flush WC, panel enclosed bath, mixer tap, shower attachment, curtain rail and curtain, partly tiled walls, laminate effect vinyl flooring.

Bedroom 1

Double glazed bay window to rear, wall mounted electric panel heater, individual thermostat, double doors to built in wardrobe, door to airing cupboard housing hot water cylinder tank, cold water storage tank, fitted carpet.

Lounge

Double glazed window to front, wall mounted electric panel heater, individual thermostat, sliding wooden door to, fitted carpet.

Kitchen

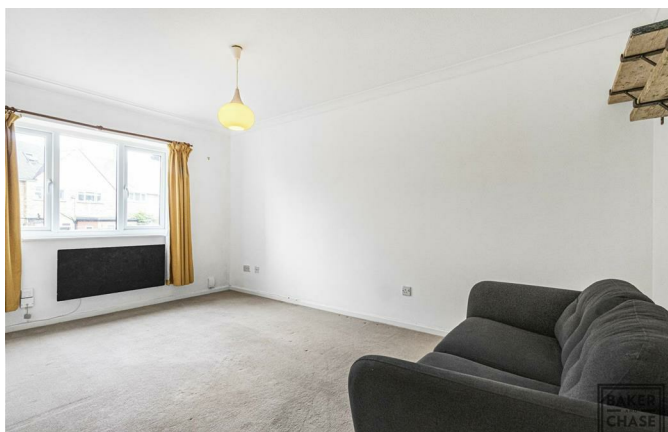
Ceiling spotlights, double glazed window to front, extractor fan, wall mounted Dimplex electric fan heater, consumer units, range of wooden wall and base units, worktops, single drainer stainless steel sink unit with mixer tap, new floor standing Amica electric oven and hob, new CDA fridge freezer, Hotpoint washer dryer, subway style tiled splashbacks, laminate effect vinyl flooring.

Exterior

Allocated parking space with a residents parking permit.

Disclaimer

Viewings: In consideration of the current owner/occupants, please note:







- a. Pets are not allowed to attend viewings.
- b. Additional photos and/or filming of the property internally and externally is not permitted.
- c. Loft access is not generally permitted unless express permission is requested.

Anti-Money Laundering Regulations: Intending purchaser(s) will be charged up to £20+VAT each to digitally produce and verify identification and financial documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We are unable to proceed and/or remove a property from the market without this.

Availability: Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

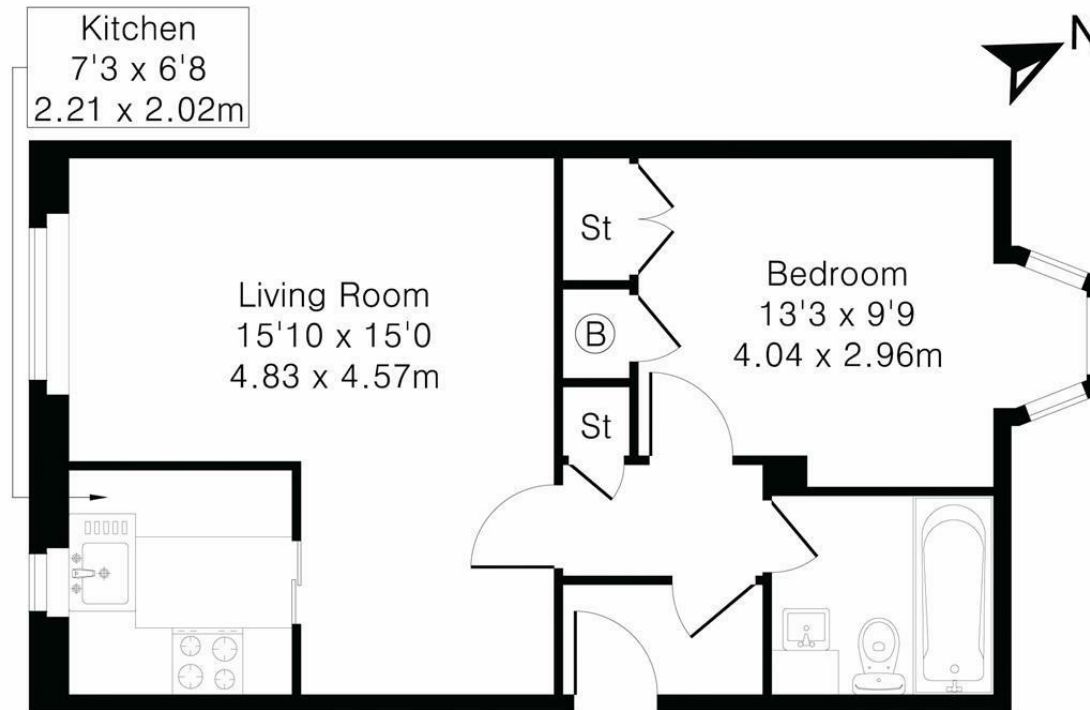
Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

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Approximate Gross Internal Area 454 sq ft – 42 sq m



Ground Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



EPC Rating C / Local Authority: London Borough of Enfield / Council Tax Band: B