

ASKING PRICE

£175,000

Waddington Close

Enfield, EN1 1NB Leasehold

PROPERTY SUMMARY

This well-presented, first-floor purpose-built studio apartment is conveniently situated just off Burleigh Road, approximately one mile from Enfield Town station and the wide range of shops, restaurants, and amenities the town centre has to offer. The property represents an excellent opportunity for both first-time buyers looking to step onto the property ladder and buy-to-let investors seeking a low-maintenance investment, and is offered to the market on a chain-free basis.
The accommodation comprises a living area, fitted kitchen, and a separate sleeping area with a built-in wardrobe. Additional features include double glazing throughout and a security Entryphone system.

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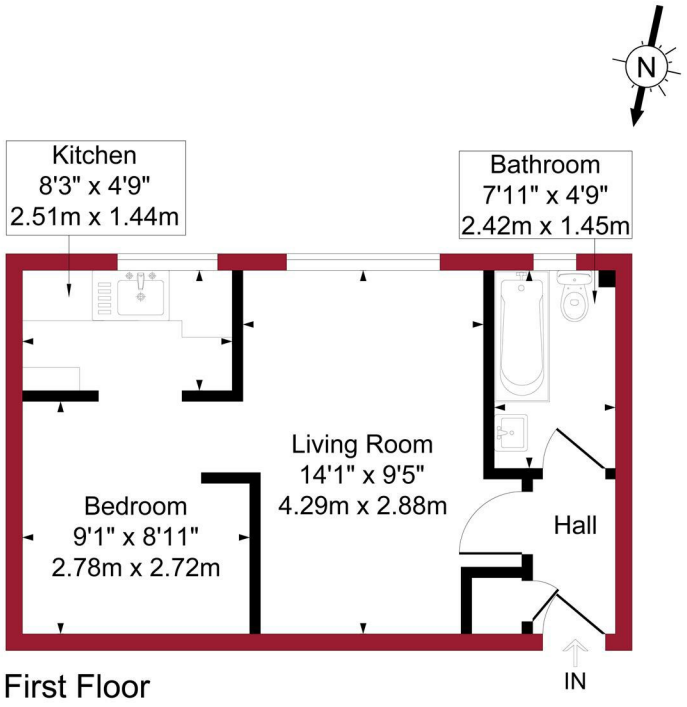





Amica



Waddington Close, Enfield, EN1 Approximate Gross Internal Area = 332 sq ft / 30.8 sq m



First Floor

For a guide to the area please scan this code for more information





Apartment - Studio Leasehold

Council: Enfield

Council Tax Band: B

Lease Remaining: 125 years from 24 June 1992 with 91 years remaining

Service Charge:£1,456.57 P/A

Ground Rent: £160.00 P/A

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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