



Regency Court, Park Avenue, Enfield, EN1 2HR

welcome to

Regency Court, Park Avenue, Enfield

Barnfields present this delightful ground floor retirement apartment, quietly and conveniently located in close proximity of Enfield Town multiple shopping centre and Bush Hill Park Rail Station (Liverpool Street Line), also within a short walking distance of local shops at Bush Hill Parade.

Offered on chain free basis, the property is well presented throughout.





Communal Hall

Spacious well kept communal areas with easy rising staircase to first floor.

Inner Hall

Electric radiator, coat cupboard, deep walk-in storage cupboard housing hot water tank.

Lounge

18' x 10' 5" (5.49m x 3.17m)

Laminate floor, electric heater, dado rail, double glazed casement door to communal garden, care line.

Kitchen

8' x 7' (2.44m x 2.13m)

Fitted with base units, inset stainless steel sink unit, matching wall cabinets, plumbing for washing machine, inset ceramic hob with fume extractor hood over, built-in oven, part tiled walls.

Bedroom

14' 4" x 9' (4.37m x 2.74m)

Fitted carpet, electric heater, three double built-in wardrobe cupboards, careline.

Shower Room / WC

Shower cubicle with seat, vanity wash hand basin with cupboards under, low flush WC (white suite), vinyl floor, radiator, part tiled walls, careline.

Outside

Gardens

As previously stated there is direct access from the lounge onto the garden via casement door, communal lawns surround the block.

Parking

There are ample parking facilities for residents and guests.

Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.



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- No Chain
- Direct Access Onto Communal Garden
- Emergency Pull Carelines
- Adapted Shower Room / WC
- Ample Parking Facilities

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: C Service Charge: 2700.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£175,000



Please note the marker reflects the postcode not the actual property

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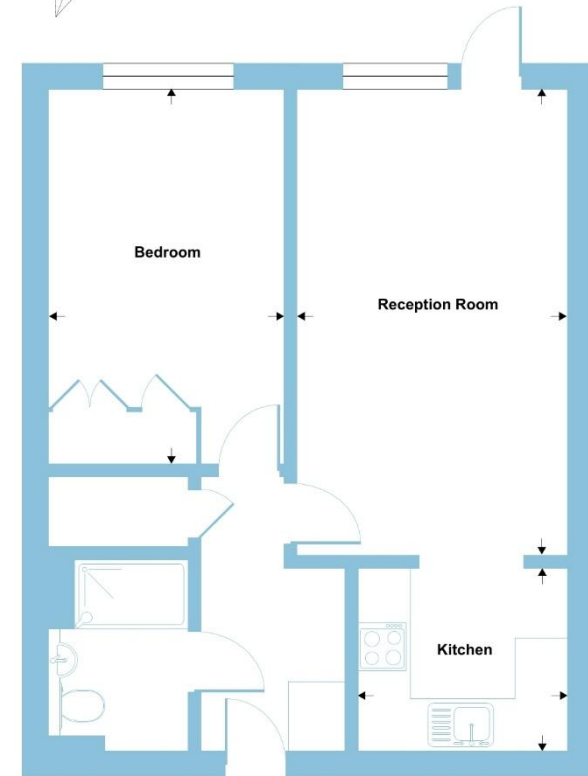
Property Ref:
ENF106072 - 0002

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Approximate Area = 502 sq ft / 46.6 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © richcom 2025. Produced for Barnard Marcus. REF: 1256728

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