



## **Cheviot Court, Cheviot Close, Enfield**

Available

£375,000 (Leasehold - Share of Freehold)





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## **Stunning two-double bedroom, first floor maisonette, with Share of Freehold and Garage En-bloc.**

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Welcome to this charming purpose-built flat located in the desirable area of Cheviot Close, Enfield. Located on the first-floor, this well-appointed property offers a comfortable living space, ideal for individuals or small families seeking a convenient and pleasant home.

The flat features a welcoming reception room boasting parquet flooring and provides a perfect setting for relaxation or entertaining guests. With two well-sized bedrooms, there is ample space for rest and privacy. The property also includes both a modern kitchen and bathroom, designed for both functionality and comfort. The property also enjoys ample storage throughout including use of loft access.

Externally the property benefits from communal gardens and a private garage en-bloc.

The location in Enfield is particularly appealing, offering a blend of urban amenities and green spaces, making it an excellent choice for those who appreciate both convenience and nature.

This property is perfect for anyone looking to enjoy a peaceful lifestyle while remaining well-connected to local shops, schools, and transport links. This flat presents a wonderful chance to secure a home in a sought-after area. Don't miss the opportunity to make this delightful flat your own.

Tenure: Share of Freehold

Lease Term: Started in 1965 with a lease of 999 years

Term Remaining: 938 years remaining

Service Charge: £1,440 a year

Ground Rent: NIL

Local Authority: London Borough of Enfield

Council Tax Band: D

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## Front

## Hallway

Parquet flooring, wooden skirting boards, radiator, loft hatch, doors to

## Lounge

Parquet flooring, Wooden skirting boards, coving, radiators, double glazed windows to front aspect.

## Kitchen

Tiled flooring, wooden skirting boards, matching wall and base units, gas hob, fan oven, sink with extendable mixer tap, radiator, double glazed windows to rear aspect.

## Bedroom One

Carpet, wooden skirting boards, radiator, cupboard, built in wardrobes, double glazed windows to front aspect.

## Bedroom Two

Carpet, wooden skirting boards, coving, radiator, built in wardrobes

## Bathroom

Tiled surround, bath with mixer tap and waterfall shower head, pedestal sink with mixer tap, w/c low flush, heated towel rail.

## Communal Garden

laid to lawn with shrub borders,

## Garage







## 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.

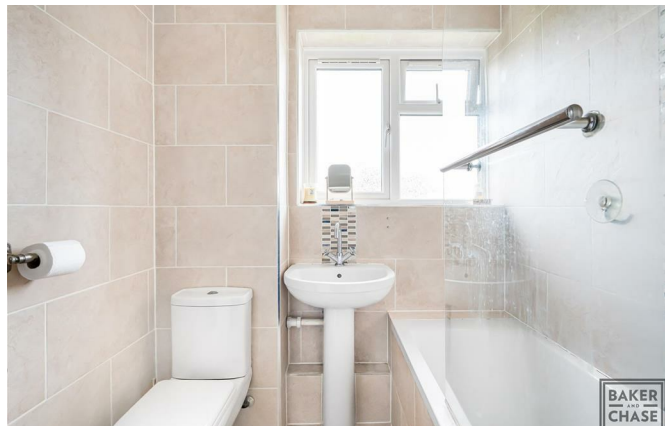
Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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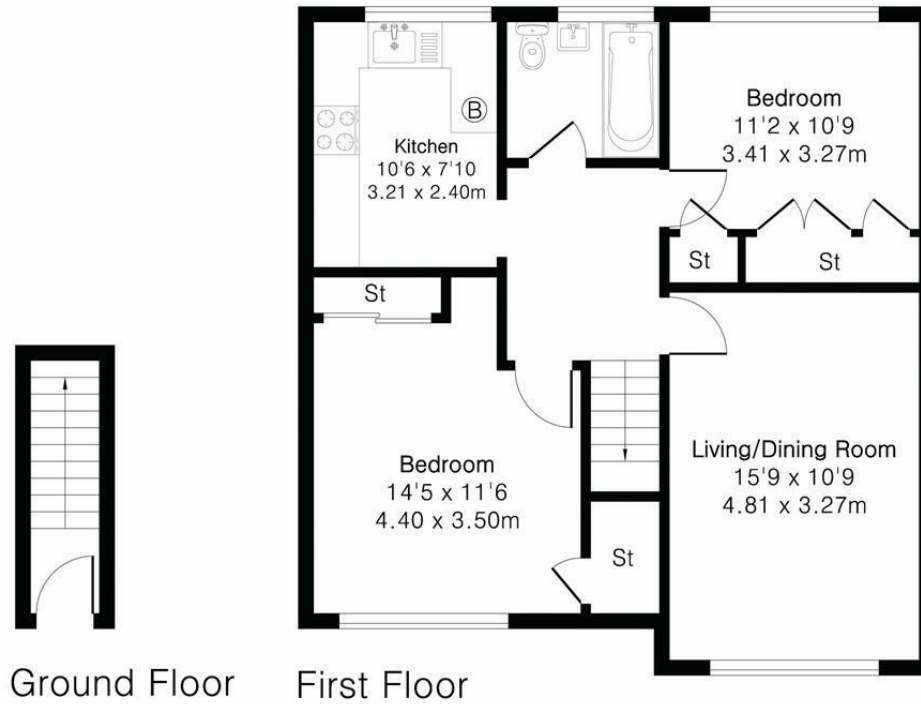
Notice: In accordance with the Estate Agents Act 1979, we disclose that the sellers are related to a member of staff at Baker and Chase Estate Agents, and are therefore considered a "connected persons".



**Approximate Gross Internal Area 714 sq ft - 66 sq m**

Ground Floor Area 32 sq ft – 3 sq m

First Floor Area 682 sq ft – 63 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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 D / Local Authority: London Borough of Enfield / Council Tax Band: D