

# Castles



ASKING PRICE

**£250,000**

**Rossmore Close**

Enfield, EN3 7EW Leasehold

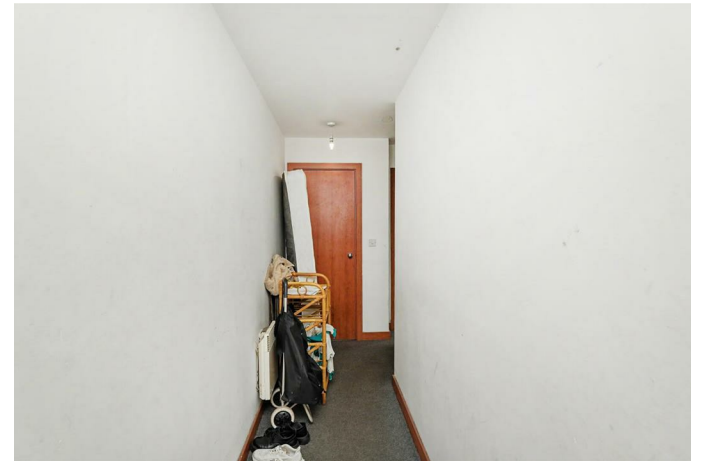
## PROPERTY SUMMARY

A 1st floor purpose built 2 bedroom flat located in a residential area close to local amenities and within 0.5m of Brimsdown and Ponders End train stations. The property would be an ideal first time buy or buy to let investment property.

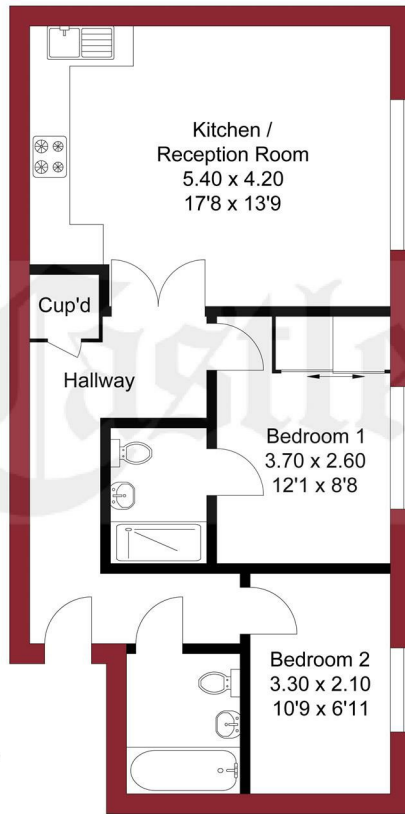
Features include:-

- Communal parking area,
- Open plan living room/kitchen,
- Main bedroom with en-suite shower room,
- Over 100 years lease,
- Chain free sale.





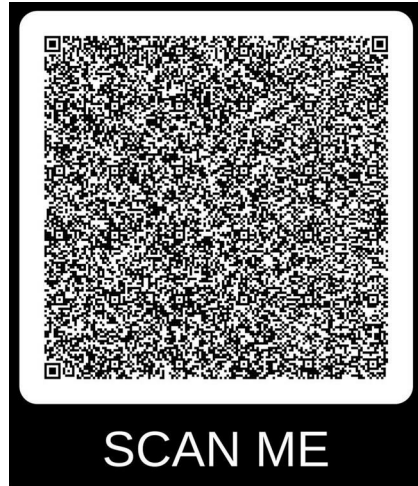
APPROXIMATE GROSS INTERNAL AREA  
58.84 sqm / 633.34 sqft



FIRST FLOOR

THIS PLAN IS FOR ILLUSTRATION ONLY AND MAY NOT BE REPRESENTATIVE OF THE PROPERTY

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



Flat Leasehold

**Council:** Enfield

**Council Tax Band:** C

**Lease Remaining:** 125 years from 01/01/2005.

103 years remaining

**Service Charge:** £2,450.00 P/A

**Ground Rent:** £300.00 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



**OFFICE ADDRESS**

243 - 245 Hertford Road  
Enfield  
London  
EN3 5JJ

**OFFICE DETAILS**

0208 804 8000  
enfield@castles.london  
<https://www.castles.london>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101) A			
(81-91) B			
(69-80) C		72	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	