

LEASEHOLD



Flat - Retirement

# 34 REGENCY COURT, 105 PARK AVENUE, ENFIELD, EN1 2HR

Asking Price

# £150,000

## FEATURES

- Flat for over the over 55's
- 1 Bedroom
- Residents' Communal Lounge
- Close to Enfield Town
- First Floor
- Communal Parking and Gardens
- Short walk to Bush Hill Park Station
- Views over Communal Gardens



# RASH & RASH

# 1 Bedroom Flat - Retirement located in Enfield

This delightful one bedroom retirement property is situated in Regency Court, a tranquil, warden-assisted development built in the 1980s on Park Avenue. Perfectly positioned, it offers convenient access to the local amenities of Enfield Town and Bush Hill Park. Both Enfield Town and Bush Hill Park stations provide regular train services to Seven Sisters and London Liverpool Street, while nearby bus stops offer routes to Enfield Town, Waltham Cross, and Winchmore Hill.

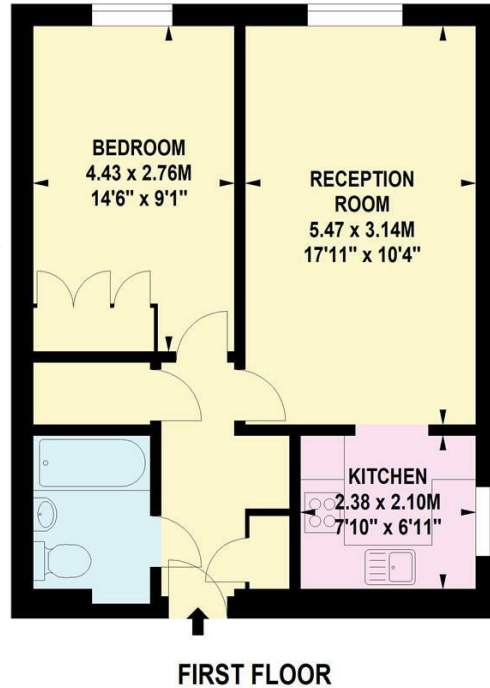
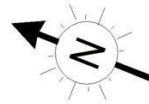
Located on the first floor of a well maintained block and overlooking the communal gardens, this attractive flat benefits from easy access to a communal lounge and beautifully kept gardens. Non allocated off street parking is conveniently available via Park Avenue.

The apartment features a bright and airy reception room and a generously sized bedroom with fitted wardrobes. The well appointed kitchen, accessible from the living room, is equipped with ample wall and base units and built in hob with extractor fan. The bathroom is spacious, has a bath, wash basin and wc. There are 2 storage cupboards in the hallway.

The flat is fitted with wall-mounted electric storage heaters. All windows are double-glazed, and emergency pull cords, linked to the warden's office, are thoughtfully placed throughout the property.

A live-in warden is conveniently located on the top floor, providing added peace of mind for residents.

**REGENCY COURT,  
PARK AVENUE, EN1**  
Approx. Gross Internal Area  
506 Sq Ft - 47.01 Sq M



Call us on  
**02088822828**

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**Council Tax Band**  
**C**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		70	80
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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 are advised to recheck the measurements.

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