



# Castles

ASKING PRICE

**£260,000**

**Holmwood Road**

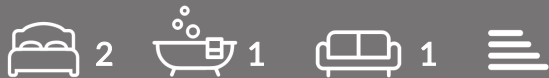
Enfield, EN3 6QJ





## PROPERTY SUMMARY

A well presented 2 double bedroom 1st floor purpose built flat located off the Hertford Road in Freezywater within 1 mile of Waltham Cross town centre and train station. The property would be an ideal first time buy or buy to let investment. Features include:- security entryphone, double glazing, gas central heating, spacious living room, fitted kitchen, bathroom and separate WC, close to amenities, viewing recommended.





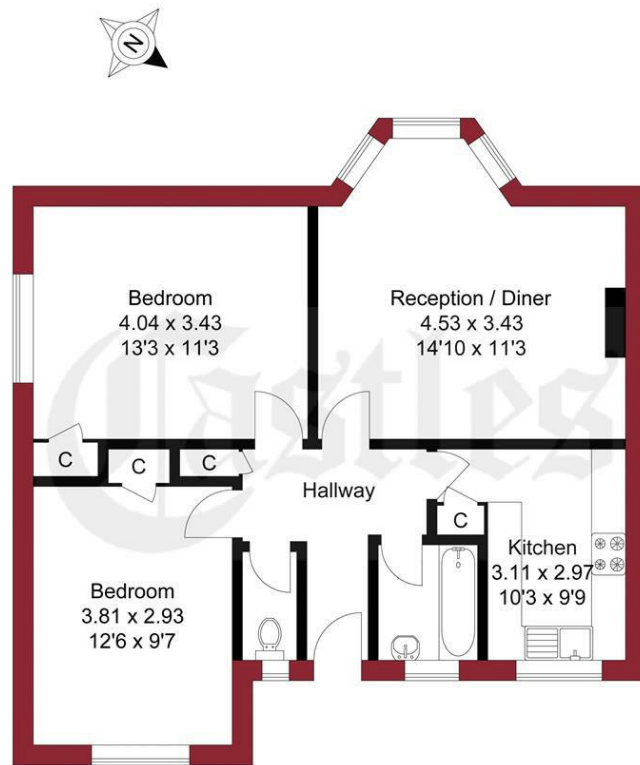




APPROXIMATE GROSS INTERNAL AREA  
63.80 sqm / 686.73 sqft

## A guide to the area

AREA GUIDE TEXT



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



Flat - First Floor

Leasehold

**Council:**

**Council Tax Band:** C

**Lease Remaining:** n/a

**Service Charge:** n/a

**Ground Rent:** n/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			
(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			