



Cobham Close, Enfield, EN1 3SD

welcome to

Cobham Close, Enfield

A superb bright and spacious top floor one bedroom modern apartment in a sought after cul-de-sac location, adjacent to King George Playing Fields, within level walking distance of Enfield Town shopping centre and enjoys excellent links to London via rail and local bus routes.

This chain free property been recently refurbished and is ideal for both first time buyers or investors.

Features include:-





Entrance Hall

Vinyl floor, radiator, access to loft (handy for storage), storage cupboard.

Lounge

19' x 12' 3" (5.79m x 3.73m)
Two radiators, vinyl floor.

Kitchen

11' x 6' (3.35m x 1.83m)
Comprehensively fitted comprising base units with worktops, inset one and half bowl stainless steel sink unit, matching wall cabinets, cupboard housing wall mounted combination gas central heating boiler, inset gas hob unit, built-in oven, plumbing for washing machine (included), fridge-freezer (included), vinyl floor.

Bedroom

13' 10" max x 10' (4.22m max x 3.05m)
Vinyl floor, radiator, deep double built-in wardrobe/cupboard.

Bathroom / WC

White suite comprising panelled bath with separate shower control, shower screen, pedestal wash hand basin, low flush WC, radiator, vinyl floor.

Outside

Communal Lawns

Delightful communal lawns/garden surround the block with views over King George Playing Fields.

Parking

One allocated parking space to the front of the building.



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- Allocated Parking Space
- Gas Central Heating
- No Chain
- Large Attractive Lounge
- Loft Space (Handy For Storage)

Tenure: Leasehold EPC Rating: C

Service Charge: £2600.00

Ground Rent: £310.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Nov 1999. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£245,000

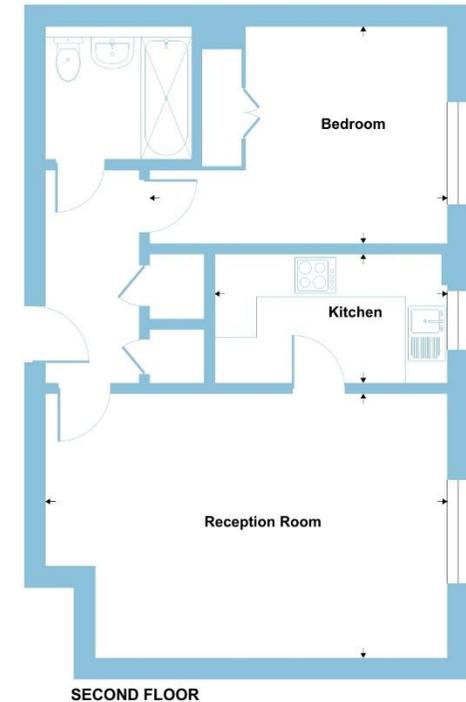


Please note the marker reflects the postcode not the actual property



Cobham Close, Enfield, EN1

Approximate Area = 545 sq ft / 50.6 sq m
For identification only - Not to scale



ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © rldchcom 2025. Produced for Barnard Marcus. REF: 1389476



Property Ref:
ENF105573 - 0003

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