



## **Crofton Way, Enfield**

Available

Offers in excess of £350,000 (Leasehold)





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Located in Crofton Way, Enfield, this two-bedroom flat offers a perfect blend of comfort and convenience. Situated on the first floor of a purpose-built block, this property is ideal for those seeking a peaceful retreat while remaining well-connected to the wider area.

The flat features a layout that maximises space and natural light. The two bedrooms provide ample room, making it suitable for both individuals and small families. The living area is inviting, creating a warm atmosphere for entertaining or unwinding. Additionally, the property benefits from a garage in the block, providing secure parking and extra storage options.

Location is key, and this flat does not disappoint. It is conveniently located within 0.8 miles of Gordon Hill Rail Station, offering easy access to central London and beyond. For those who travel by car, the nearby M25 ensures quick links to various destinations. The surrounding area is peaceful, making it an ideal spot for those who appreciate a quieter lifestyle while still being close to essential amenities.

With a long lease in place, this property presents an excellent opportunity for both first-time buyers and investors alike. Whether you are looking to settle down or expand your property portfolio, this flat on Crofton Way is certainly worth considering.

Tenure: Leasehold

Lease Term: Started in 1977 with a lease of 189 years

Term Remaining: 140 years remaining

Service Charge: £3,067.62 a year

Ground Rent: Not payable

Local Authority: London Borough of Enfield

Council Tax Band: D

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## Front

### Inner Hallway

Tiled flooring, coving to ceiling, door to lounge, doors to both bedrooms, door to bathroom.

### Lounge

Laminate wood flooring, coving to ceiling, uPVC double glazed door leading to juliet balcony, two radiators, door to kitchen.

### Kitchen

Tiled flooring, tiled walls, wall mounted 'Worcester' boiler, uPVC double glazed window to rear aspect, eye and base level units, spotlights to ceiling, stainless steel sink with mixer tap, space for washing machine, space for dishwasher, fitted gas hob with extractor oven, fitted electric oven, fitted microwave, integrated fridge, integrated freezer, cupboard housing: fusebox.

### Bedroom One

Laminate wood flooring, coving to ceiling, fitted wardrobes, radiator, uPVC double glazed door leading to juliet balcony.

### Bedroom Two

Laminate wood flooring, coving to ceiling, radiator, uPVC double glazed door to leading to juliet balcony.

### Bathroom

Tiled flooring, tiled walls, spotlights to ceiling, extractor fan, walk-in shower cubicle with mains fed shower, panelled bath with mixer tap and shower attachment, pedestal wash hands basin with mixer tap, low level WC, heated towel rail.

### 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.





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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.

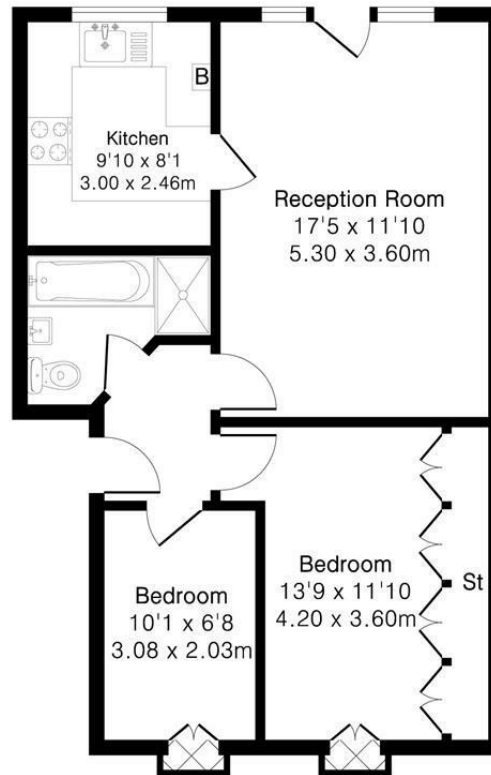
Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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Approximate Gross Internal Area 592 sq ft - 55 sq m



First Floor



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 C / Local Authority: London Borough of Enfield / Council Tax Band: D

