

# Castles

LEWINGTON COURT

ASKING PRICE

£115,000

Hertford Road

Enfield, EN3 5UP



## PROPERTY SUMMARY

**RETIREMENT FLAT** Nestled in a prime location on Hertford Road, Enfield, this delightful two-bedroom top floor retirement flat offers a perfect blend of comfort and convenience. Spanning an impressive 796 square feet, the property is situated within a well-managed block, ensuring a peaceful and secure living environment. Built in 2005, the flat boasts modern features and is presented to the market chain free, making it an ideal choice for those looking to downsize or enjoy a more leisurely lifestyle.

Upon entering, you will find a spacious reception room that invites natural light, creating a warm and welcoming atmosphere. The flat comprises two well-proportioned bedrooms, providing ample space for relaxation or guests. The wet room is thoughtfully designed for ease of use, catering to the needs of residents.

Residents will appreciate the on-site House Manager, who oversees the smooth running of the building, as well as the maintained communal gardens that offer a serene outdoor space to enjoy. The communal lounge and laundry room provide additional facilities for socialising and convenience. For those with vehicles, a dedicated residents parking area is available.

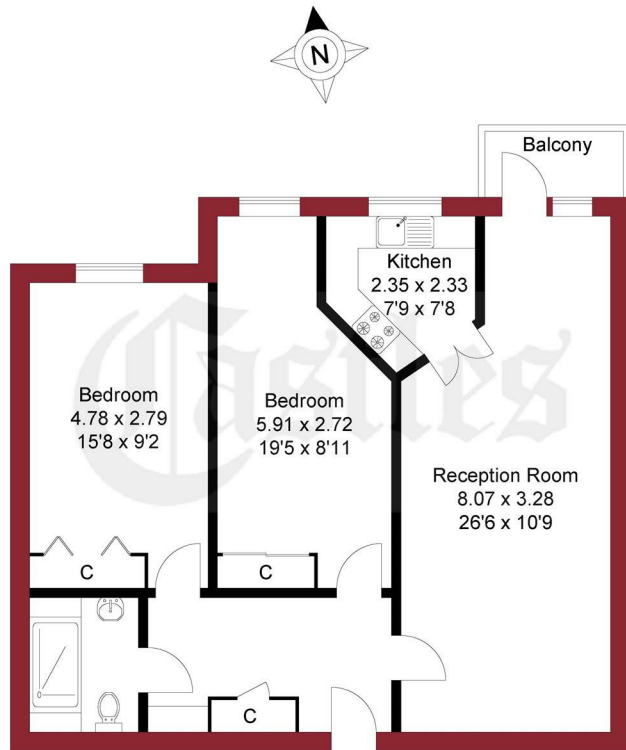
The property is ideally located close to local shops and bus routes, ensuring that daily necessities are within easy reach. Furthermore, Enfield Lock and Turkey Street Train Stations are less than half a mile away, providing excellent transport links for those wishing to explore further afield.

This charming flat is a rare find and viewing is highly recommended to fully appreciate the lifestyle it offers. Whether you are seeking a peaceful retirement or a vibrant community, this property is sure to meet your needs.





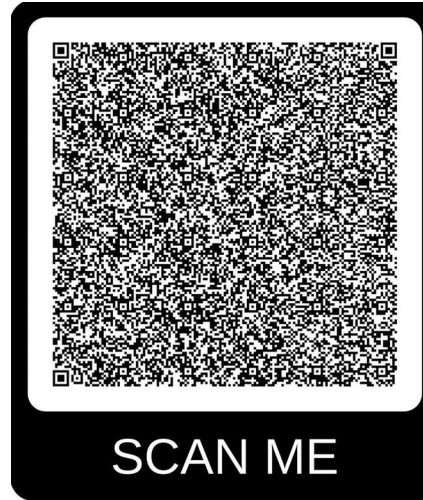
APPROXIMATE GROSS INTERNAL AREA  
70.30 sqm / 756.70 sqft



SECOND 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:** D

**Lease Remaining:** 125 years from 01/02/2003

**Service Charge:** £6,265.62

**Ground Rent:** £425.00 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 |           |                         |           |
| (12-14) A                                   | (15-17) B | (18-20) C               | (21-23) D |
| (24-26) E                                   | (27-29) F | (30-32) G               |           |
| Not energy efficient - higher running costs |           |                         |           |
|   |           | 77                      | 80        |
| England & Wales                             |           | EU Directive 2002/91/EC |           |