



BREENS

9 Bedale Road

Enfield · EN2

ASKING PRICE

£225,000

LEASEHOLD



BREENS

THE HOME

9 Bedale Road

Enfield · EN2

KEY FEATURES

- Lease: 125 years from 1 April 1988 (88 Year Lease Remaining)
- Service Charge: Approximately between £1800.00 - £2000.00 Per Annum
- Ground Rent: Nil
- Chain Free
- Two Double Bedroom First Floor Flat
- Floor To Ceiling Double Glazed Sliding Doors Leading Onto A Private Balcony
- Spacious 16FT x 12FT Living Reception Room
- Family Bathroom With A Four Piece Suite
- Lift Access And Security Entry Phone System
- Easy Access To Gordon Hill Railway Station (Direct Links To Moorgate, Kings Cross And Hertford)

EPC RATING

COUNCIL TAX BAND

A

2

BEDROOMS

1

BATHROOMS

1

RECEPTIONS

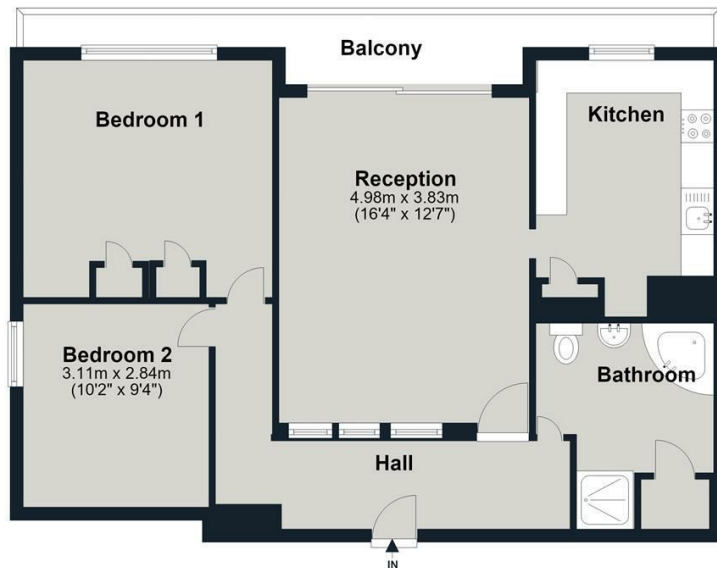


BREENS



First Floor

Approx. 70.5 sq. metres (758.5 sq. feet)
(excluding Balcony)



Total area: approx. 70.5 sq. metres (758.5 sq. feet)

Flat 13 Burgundy House, Enfield, England, Enfield

BREENS

GET IN TOUCH

020 8804 8989

enfield@breens.property

www.breens.property

VISIT US

**557- 559 Hertford Road, Enfield, EN3
5UQ**

These particulars are intended as a general guide and are believed to be correct, but their accuracy is not guaranteed and they do not form part of any offer or contract. All measurements are approximate and for guidance only. The Agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for purpose. Photographs are for illustration only and may depict items that are not for sale or included in the sale price. References to tenure are based on information supplied by the vendor; the Agent has not seen the title documents, and buyers should obtain verification from their solicitor or surveyor. Under the Money Laundering Regulations 2017, intending purchasers will be asked to produce identification and documentation at a later stage. These particulars are issued on the condition that all negotiations are conducted through Breens Estate Agents. Subject to contract and availability.