



## 55 Magpie Close, Enfield EN1 4JD

**£185,000**

Absolute property are delighted to offer this bright and well-proportioned first floor studio flat featuring a separate sleeping area. The property benefits from a fitted kitchen, communal parking, double glazing, and electric heating throughout. Ideally located close to the A10, providing excellent transport links, and within easy reach of the David Lloyd Leisure Centre. Set within a well-maintained development, the flat benefits from a long 115-year lease and is offered chain free, an excellent opportunity for first-time buyers or buy-to-let investors.



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## Lounge

8'9" x 14'0" (2.690 x 4.280)

Spacious and well presented lounge, carpet throughout, electric heater and double glazed window to side.



## Kitchen

4'8" x 8'4" (1.439m x 2.557)

Fully fitted modern kitchen with a range of wall and base units, free standing oven/hob, washing machine and fridge/freezer.

## Recess bedroom

6'10" x 9'2" (2.104m x 2.811)

Separate sleeping area with fitted wardrobes, carpet throughout and double glazed window to side.

## Bathroom

7'11" x 4'10" (2.414 x 1.480)

Modern three-piece bathroom suite comprising bath with overhead electric shower, wash hand basin and WC.

