

Orton Grove, EN1 4UE
Enfield





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Kings Group – Enfield Town are delighted to offer for sale this well presented two bedroom top floor flat, ideally positioned within a peaceful residential development & offered to the market chain free.

Perfectly suited to first time buyers, young families & investors alike, this property offers a fantastic opportunity for its next owner to move straight in whilst still providing an excellent blank canvas to add their own personal touch.

Upon entering, you are welcomed by a spacious reception room, with plenty of natural light & direct access onto your own private balcony. The balcony enjoys a pleasant & peaceful outlook over well maintained greenery & the New River, providing an attractive setting to enjoy your morning coffee or unwind at the end of the day. The fitted kitchen offers a practical layout with ample worktop space & a good selection of storage units, while the two bedrooms are both generously proportioned. The master bedroom benefits from a private en-suite shower room, with the accommodation further complemented by a three piece bathroom. A notable advantage is that both the kitchen and bathrooms have their own windows, allowing for natural light and ventilation, a feature not available in every apartment within the development.

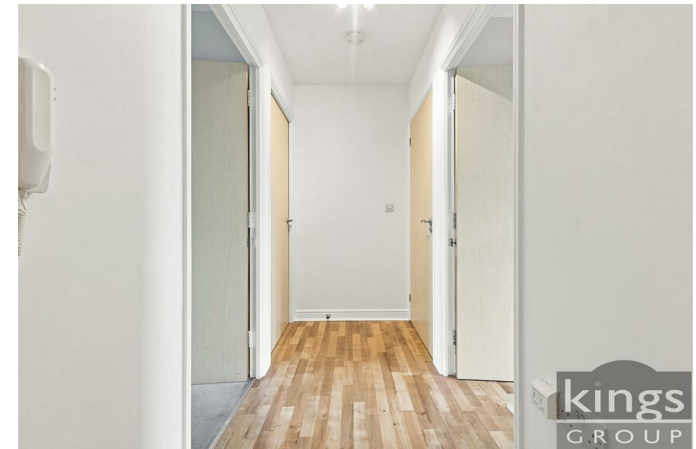
Being situated on the top floor comes with a number of additional benefits, including exclusive access to your own loft space, providing excellent additional storage. The property also benefits from a secure entry phone system, offering added peace of mind, while residents & their guests can take advantage of ample parking within the development.

Perfect for young families, the property is within catchment of well-regarded schools including Worcesters Primary & Forty Hill CofE Primary. The New River path is moments away, with easy access to Enfield Town Centre. Turkey Street Station is approx. 1 mile away, while the A10, M25 & A406 are easily accessible. Enfield Retail Park is also nearby.

£260,000



- Chain Free
- Ample Parking Available for Residents and Visitors
- A Spacious Reception Room with Access to a Private Balcony, Enjoying Views Over the New River
- Situated on the Third Floor, with a Secure Entry Phone System Providing Added Security & Peace of Mind
- Close to the Entry of the New River Path, With a Direct Pedestrian Route into Enfield Town Centre
- A Well Presented Two Bedroom Apartment Situated on the Top Floor
- Service Charge Set at a Sensible Level, Inclusive of Water Costs for Residents
- A Three Piece Bathroom Suite, Complemented by an En-Suite Shower Room to the Principal Bedroom
- Loft Access
- Located a Short Drive From Enfield Retail Park & Enfield Town Centre, Both Providing an Excellent Selection of Dining Options & High Street Shopping



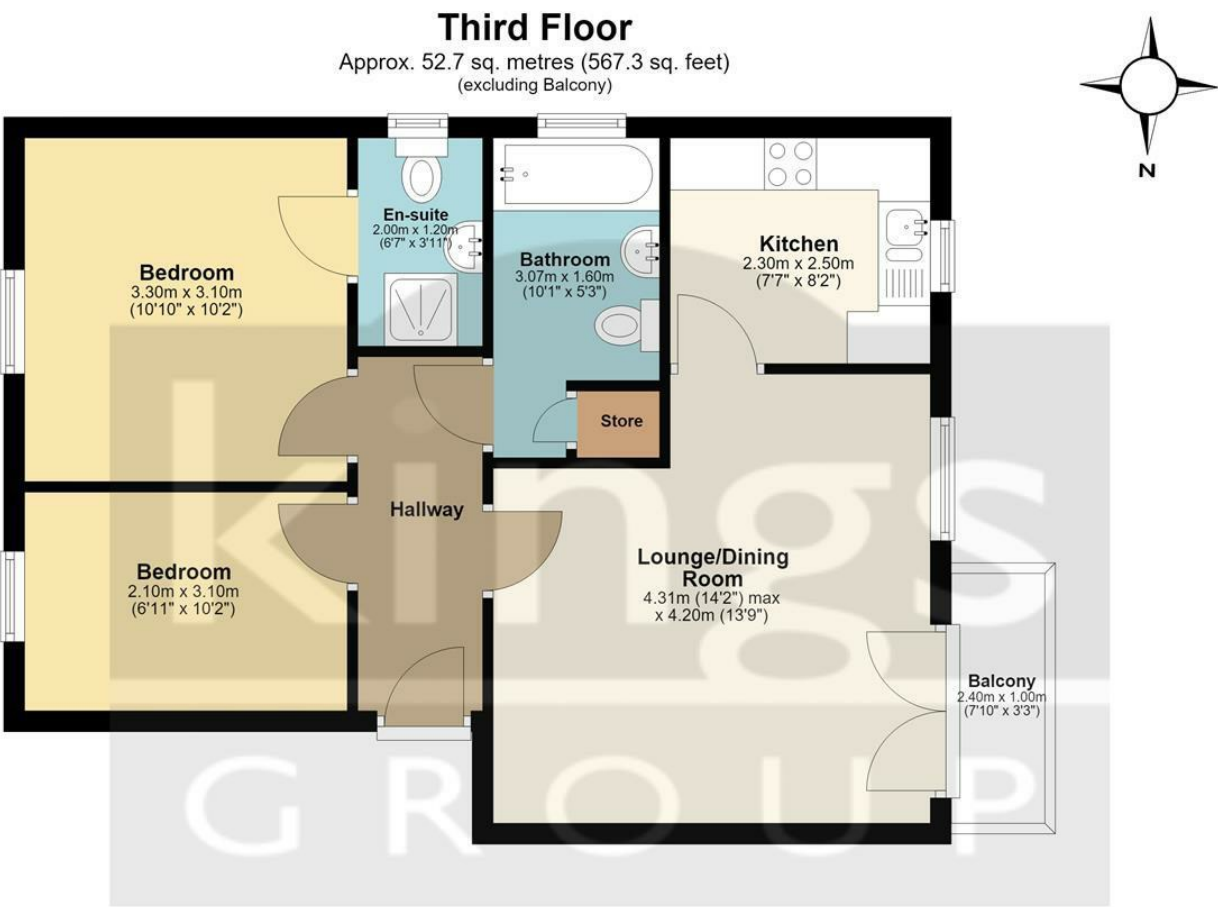
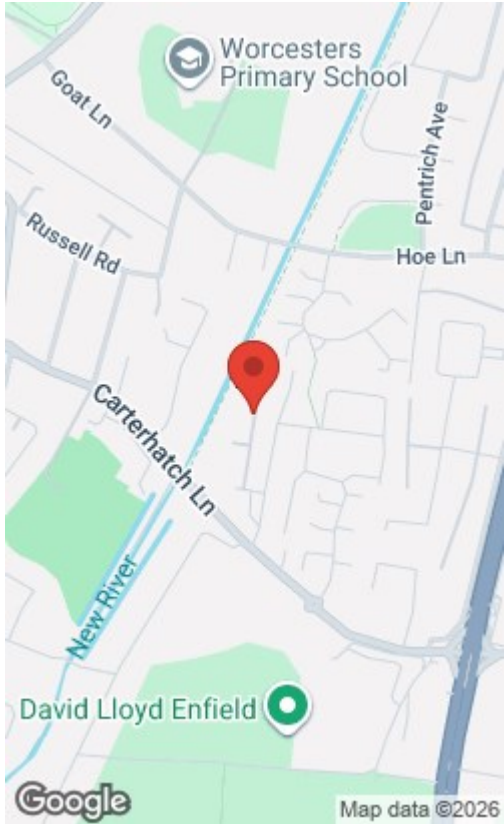


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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Total area: approx. 52.7 sq. metres (567.3 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

Orton Grove

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.



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