



## **Adamsrill Close, Enfield**

Under Offer (SSTC)

£365,000 (Freehold)







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## **A bright and spacious two-bedroom first-floor flat with communal parking and share of freehold, tucked away in a quiet resident.**

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A practical and well-laid-out two-bedroom first-floor flat, situated in a quiet residential turning with communal parking and a share of freehold.

The property offers a simple, functional layout with a central hallway providing access to all rooms and useful built-in storage. The lounge is a comfortable size with a rear-aspect window providing good natural light, leading to a separate fitted kitchen with a range of storage units, integrated fridge/freezer, gas hob, electric oven, and space for a washing machine.

There are two double bedrooms, both overlooking the rear of the property and finished with laminate wood flooring. The bathroom includes a three-piece suite with a bath, shower attachment, WC, wash basin, and heated towel rail.

Additional benefits include double glazing, gas central heating, and access to communal parking and grounds. The flat provides a straightforward living space suitable for first-time buyers, downsizers, or as a rental investment.

Bush Hill Park Station is approximately 0.7 miles away, offering direct Overground services to London Liverpool Street. Enfield Town is just over 1 mile away, with a range of shops, supermarkets, and cafés. Local parks and several schools, such as George Spicer Primary and Kingsmead School, are within a 1-mile radius, making the area convenient for everyday needs.

This is a low-maintenance property in a well-connected location, offering good access to transport links and amenities.

Tenure: Share of Freehold  
Lease Term: 972 years remaining  
Service Charge: £1,000 a year  
Ground Rent: N/A

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

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## Inner Hallway

Walls with telephone entry system, ceiling, laminate wood flooring, storage cupboard housing electric meter and dryer, doors to lounge, both bedrooms, and bathroom

## Lounge

Walls, ceiling, uPVC double glazed window to rear aspect, laminate wood flooring, radiator, access to kitchen

## Kitchen

Part tiled walls, ceiling, uPVC double glazed window to side aspect, tiled flooring, radiator, eye and base level units, integrated fridge/freezer, space for washing machine, fitted electric oven, fitted gas hob with extractor over, sink with mixer tap, cupboard housing 'Ideal' boiler

## Bedroom 1

Walls, ceiling, uPVC double glazed window to rear aspect, laminate wood flooring, radiator

## Bedroom 2

Walls, ceiling, uPVC double glazed window to rear aspect, laminate wood flooring, radiator

## Bathroom

Part tiled walls, ceiling with extractor fan, no windows mentioned, tiled flooring, low level WC, wash hand basin, heated towel rail, bath with mixer tap and shower attachment

## Disclaimer

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

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.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to











purchase.

Fixtures and fittings: Items shown in photographs are NOT included. A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Baker and Chase Ltd in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Baker and Chase Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

Media: (Photos, Videos etc)The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken.

Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

VAT: The VAT position relating to the property may change without notice

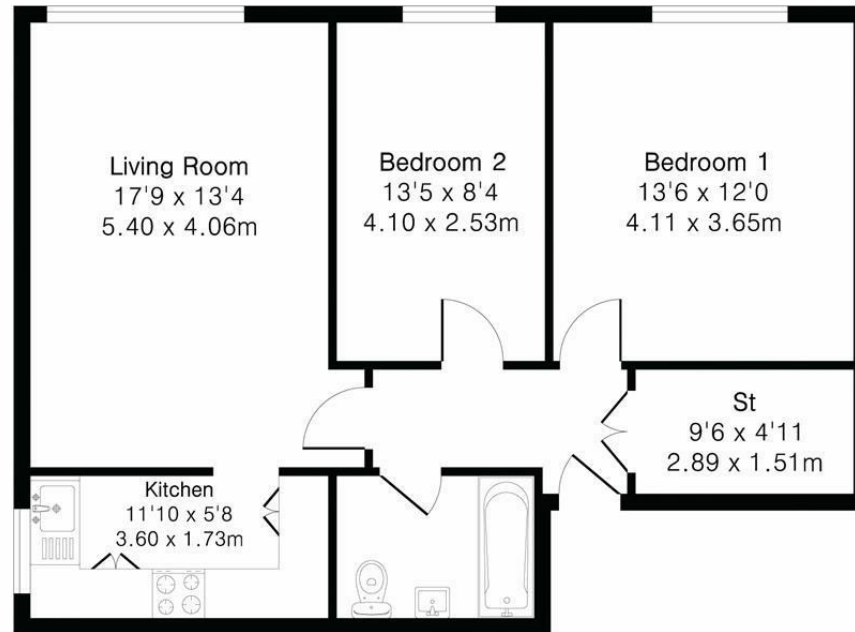
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Anti-Money Laundering Regulations: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

Availability: Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



**Approximate Gross Internal Area 715 sq ft - 66 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

