



Cobham Close, Enfield, EN1

£325,000

The Property Experts UK

| 07931 383 358





- Balcony
- Purpose built flat
- Allocated parking
- Chain free
- Lift access
- En-suite bathroom
- Close to a leisure centre
- Entry phone system

Discover this chain free two-bedroom flat in the serene residential area of Enfield. Perfectly suited for modern living, this bright and airy home offers a spacious living room featuring a lovely balcony that overlooks Enfield playing fields, ideal for enjoying your morning coffee or unwinding in the evening.

The property boasts a separate kitchen, fully equipped for all your culinary needs, and a generous bathroom alongside an en-suite in the master bedroom, providing both convenience and privacy. With its comfortable layout, this flat is ready for you to move in and make it your own.

Situated just a short distance from Enfield Town, you'll have easy access to a variety of local restaurants and supermarkets making daily life a breeze. Additionally, the property benefits from excellent transport links, with A10, M25 and A406 all within easy reach.

Leasehold

Service Charge £3675 p.a.

Ground Rent 6 monthly £330

124 years remaining on lease

Property & Services information

Utilities: Mains gas, electricity and mains water and sewerage connected



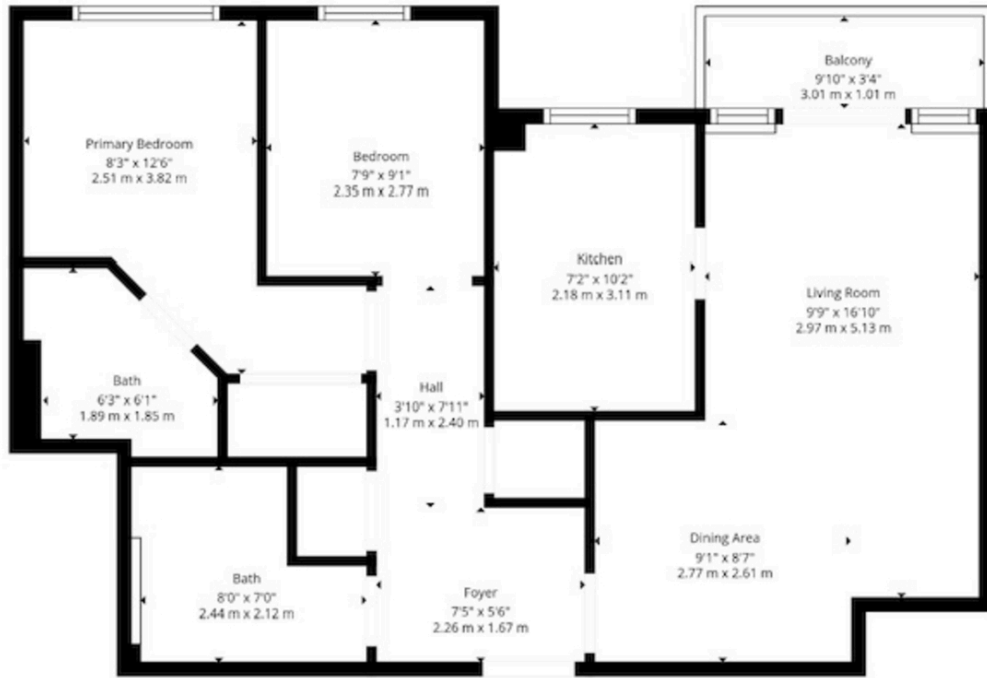


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 1

 624 sq ft



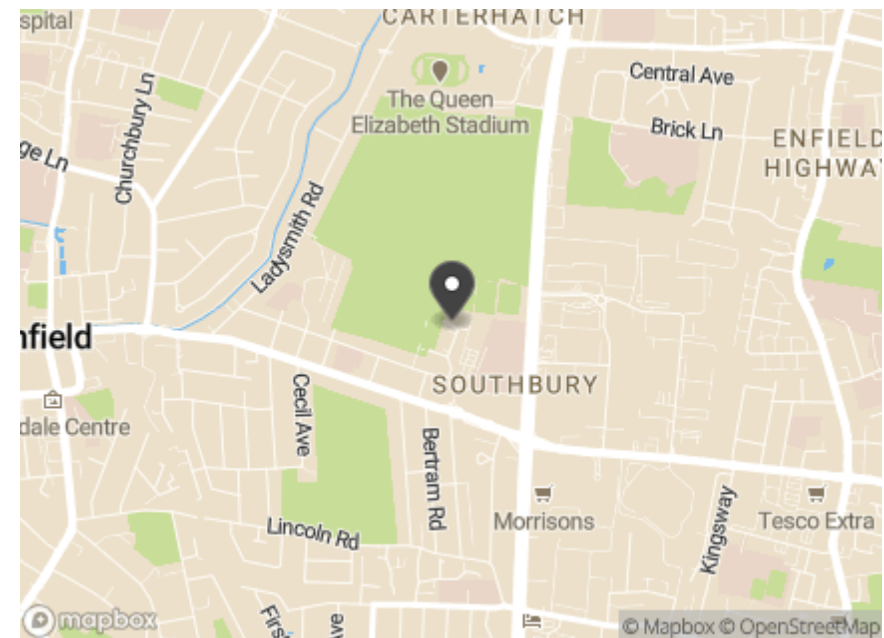


Total: 667 sq. Ft, 62 m2
 Ground Floor: 667 sq. Ft, 62 m2
 Excluded Areas: Balcony: 33 sq. Ft, 3 M2, Walls: 58 sq. Ft, 5 m2

RIME

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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