



ABSOLUTE
PROPERTY

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**New River Court 32 Southbury Road, Enfield
EN1 1SA**

Price Guide £260,000

Absolute Property are pleased to offer this one bedroom ground floor apartment set within this gated development with one allocated parking space. Located within very close proximity of Enfield Town with a wide range of shops, restaurants and amenities as well as within easy walking distance to the train station with links into central London.

Benefits include open plan kitchen/living, high ceilings, separate WC, share of the freehold and comes with the added advantage of being offered on a chain free basis.

Viewing is highly recommended to avoid disappointment



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ENTRANCE:

Front door opening to:

HALLWAY:

Coving to ceiling, ceiling spot lights, wood laminate flooring, radiator, storage cupboard, doors to open plan kitchen/living, bedroom and bathroom.

OPEN PLAN KICTEHN/LIVING:

19'5" x 10'8" (5.94m x 3.27m)

Coving to ceiling, ceiling spot lights, wood laminate flooring, radiator, tv socket, upvc double glazed window to front and side, tv socket, range of eye and base level units, built in oven, hob and extractor, plumbing for washing machine, space for upright fridge freezer, one and quarter bowl sink drainer unit with mixer taps.

BEDROOM:

10'5 x 10'2 (3.18m x 3.10m)

Coving to ceiling, ceiling spot lights, radiator, upvc double glazed window to front aspect.

BATHROOM:

Low flush WC, vanity unit hand wash basin with mixer taps and storage cupboard, separate shower cubicle, heated towel rail, extractor fan, ceiling spot lights.

OUTSIDE:

Gated development leading to parking with 1 x allocated parking space with this apartment

WC

3'11" x 2'9" (1.20 x 0.86)

Low flush WC and sink basin

