



ABSOLUTE
PROPERTY

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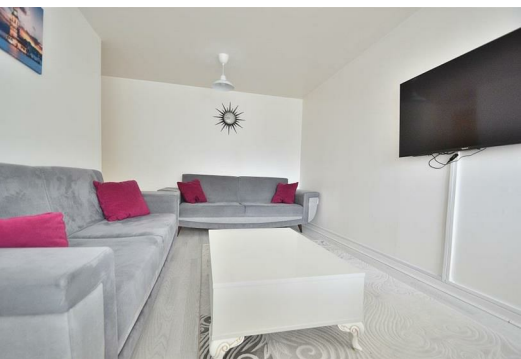
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**Cornell Court Enstone Road, Enfield
EN3 7WL**

Offers In Excess Of £250,000

Absolute Property are delighted to offer this two bedroom second floor apartment located within minutes of Brimsdown Station. This property is ideally located within easy access to London's M25 and A406 within five minutes drive of both directions, local schools, college, restaurants and other amenities are also close by. Benefits include en suite, Lounge/Diner and Modern Kitchen. Viewing is highly recommended to avoid disappointment.



Cornell Court Enstone Road, Enfield
EN3 7WL

Entrance:
Front door opening to:

Hallway:
Doors to lounge/diner, bedroom one, bedroom two, bathroom, storage cupboard

Lounge/Diner:
19'1 x 9'8
Wood laminate flooring, tv socket, upvc double glazed window to rear aspect, open doorway to kitchen

Kitchen:
7'10 x 6'9
Range of eye and base level units, built in double oven, hob and extractor, plumbing for washing machine, space for upright fridge freezer, stainless steel sink drainer unit with mixer taps, upbv double glazed window to rear aspect.

Bedroom One:
18'7 x 10'4 (going into 5'10)
Upvc double glazed window to rear aspect, tv socket, door to en suite.

En Suite:
Comprising of low flush wc, pedestal hand wash basin with mixer taps, shower cubicle, extractor fan

Bedroom Two:
15 x 8'1
Upvc double glazed window to rear aspect

Bathroom:
The piece suite comprising of low flush wc, pedestal hand wash basin with mixer taps, bath with shower attachment, extractor fan



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Future	Score	Current	Future	Score
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
82 (B)			35 (E)		
81.5 (B)		75	34.5 (E)		35
80-81 (C)			34 (E)		
79-80 (C)			33.5 (E)		
78-79 (D)			33 (E)		
77-78 (D)			32.5 (E)		
76-77 (E)			32 (E)		
75-76 (E)			31.5 (E)		
74-75 (F)			31 (E)		
73-74 (F)			30.5 (F)		
72-73 (G)			30 (F)		
71-72 (G)			29.5 (G)		
70-71 (G)			29 (G)		
69-70 (G)			28.5 (G)		
68-69 (G)			28 (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 2009/30/EC		