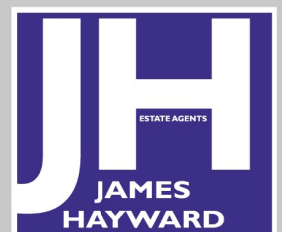




Royal Court

Queen Annes Gardens | | Enfield | EN1 2JE

Asking Price £325,000



Key features

- TOP FLOOR PURPOSE BUILT FLAT
- ONE DOUBLE BEDROOM WITH AMPLE STORAGE SPACE
- RECEPTION-DINING ROOM
- MODERN FITTED KITCHEN
- THREE PIECE BATHROOM SUITE
- ALLOCATED PARKING & OWN PRIVATE GARAGE
- WELL KEPT COMMUNAL GARDENS
- SHORT WALK FROM BUSH HILL PARK MAIN LINE STATION & SHOPPING PARADE
- WITHIN EASY REACH OF ENFIELD TOWN, BUS ROUTES & MOTORWAY LINKS

Description

Nestled in the desirable Queen Annes Gardens, Enfield, this beautifully presented top floor flat offers a perfect blend of comfort and modern living. Spanning an impressive 597 square feet, the property features one spacious double bedroom complete with fitted wardrobes and additional ample storage for your belongings.

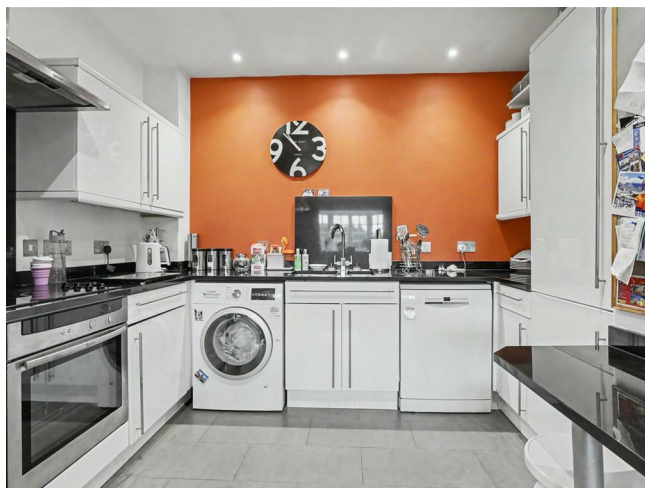
The reception-dining room is a welcoming area, ideal for both relaxation and entertaining guests. Its generous layout allows for a variety of furniture arrangements, making it a versatile space for your lifestyle. The modern fitted kitchen is equipped with contemporary appliances and stylish finishes, ensuring that cooking and meal preparation is a delightful experience.

In addition to its attractive interior, this flat is complemented by well kept communal grounds and also boasts the convenience of off street parking, along with its own garage, making it an excellent choice for those with multiple cars or who require additional storage.

Location wise, this very appealing apartment is walking distance from Bush Hill Park main line station, bus routes and local shops; Enfield Town centre, motorway links, green spaces and an abundance of other everyday amenities are also close by.

This property is perfect for first-time buyers or those looking to downsize, offering a comfortable and stylish living space in a sought-after location. With its combination of modern amenities and practical features, this flat is sure to impress. Don't miss the opportunity to make this lovely home your own.

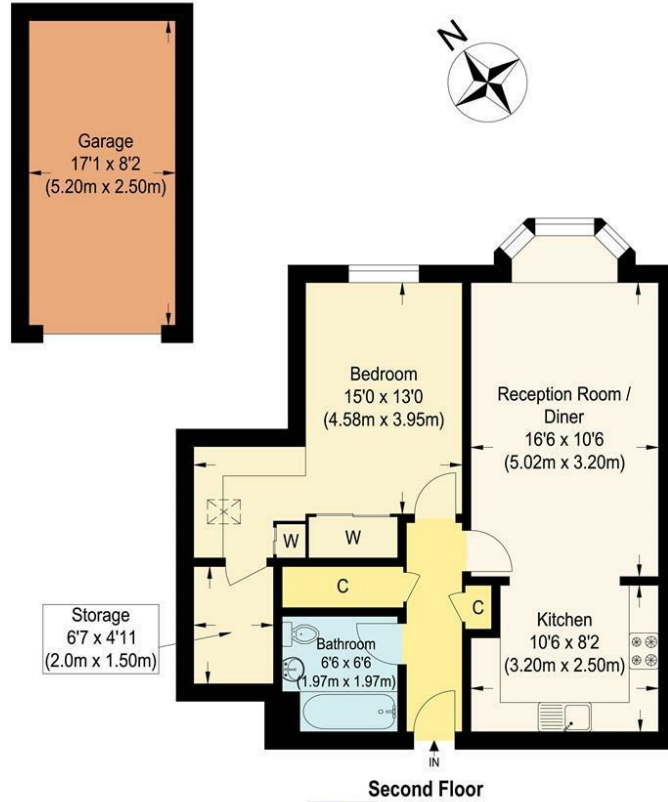
Directions



A beautifully presented, one double bedroom purpose built, top floor flat, complemented by well-tended communal gardens. The property provides bright and spacious living accommodation, including reception-dining room, modern fitted kitchen and three piece bathroom suite. There is off street parking as well as a private garage for an extra vehicle or for storage use. Bush Hill Park main line station and local shopping parades are all within walking distance and Enfield Town centre, bus routes and motorway links are close by.



Floor plans



Royal Court, EN1

Approximate Gross Internal Floor Area : 55.50 sq m / 597.39 sq ft
(Excluding Garage)

Garage Area : 13.0 sq m / 139.93 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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