



## **Canning Square, Enfield**

Available

Offers over £325,000 (Leasehold)





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## **Two double-bedroom flat with balcony, en-suite, an allocated parking space, communal garden and communal playground area.**

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Nestled in the heart of Enfield, Canning Square presents a modern and inviting flat that is perfect for those seeking a comfortable urban lifestyle. Built in 2015, this purpose-built residence offers a contemporary design and a generous living space of 829 square feet.

Upon entering, you are welcomed into a spacious reception room that serves as the heart of the home, ideal for both relaxation and entertaining. The flat boasts two well-proportioned bedrooms, providing ample space for rest and privacy. The main bedroom is complemented by its own bathroom, ensuring convenience and comfort for residents and guests alike.

The layout of the flat is thoughtfully designed, maximizing both space and functionality. Natural light floods the living areas, creating a warm and inviting atmosphere throughout. The modern finishes and neutral décor allow for easy personalization, making it a perfect canvas for your own style.

Located in a vibrant area of Enfield, Canning Square offers easy access to local amenities, including shops, restaurants, and parks. The excellent transport links nearby make commuting to central London and beyond a breeze, enhancing the appeal of this desirable location.

This flat is an excellent opportunity for first-time buyers, small families, or investors looking for a property in a thriving community. With its modern features, convenient layout, and prime location, this residence is sure to impress.

Tenure: Shared Ownership

Lease Term: Started in 2015 with a lease of 99 years.

Term Remaining: 88 years remaining

Service Charge: £2191.92 a year

Ground Rent: £199.92 a year

Local Authority: London Borough of Enfield

Council Tax Band: C

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## Inner Hallway

Spotlights to ceiling, video entry phone system, radiator, storage cupboard housing: fuse box, further storage cupboard, further storage cupboard (plumbed for washing machine), door to kitchen/lounge, doors to both bedrooms, doors to bathroom, laminate wood flooring

## Kitchen/Lounge

Spotlights to ceiling, air vent, 2x radiator, uPVC double glazed window to front aspect, double glazed door leading to balcony, eye and base level units, integrated fridge/freezer, space for dishwasher, fitted electric oven, fitted electric hob with extractor over, stainless steel sink with mixer tap, cupboard housing: 'Glow-Worm combination boiler, laminate wood flooring

## Balcony

Decking flooring

## Bedroom 1

uPVC double glazed window to front aspect, radiator, fitted wardrobe, door to en-suite, carpet

## En-Suite

Spotlights to ceiling, air vent, heated towel rail, low level WC, wash hand basin with mixer tap, walk in shower cubicle with electric shower, shaving point, part tiled walls, tiled flooring

## Bedroom 2

uPVC double glazed window to front aspect, radiator, laminate wood flooring

## Bathroom

Spotlights to ceiling, air vent, panelled bath with mixer tap, mains fed shower, low level WC, heated towel rail, wash hand basin with mixer tap, part tiled walls, tiled flooring

## Communal Garden

## Disclaimer

Viewings: In consideration of the current owner/occupants, please note:







- a. Pets are not allowed to attend viewings.
- b. Additional photos and/or filming of the property internally and externally is not permitted.
- c. Loft access is not generally permitted unless express permission is requested.

Anti-Money Laundering Regulations: Intending purchaser(s) will be charged up to £20+VAT each to digitally produce and verify identification and financial documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We are unable to proceed and/or remove a property from the market without this.

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

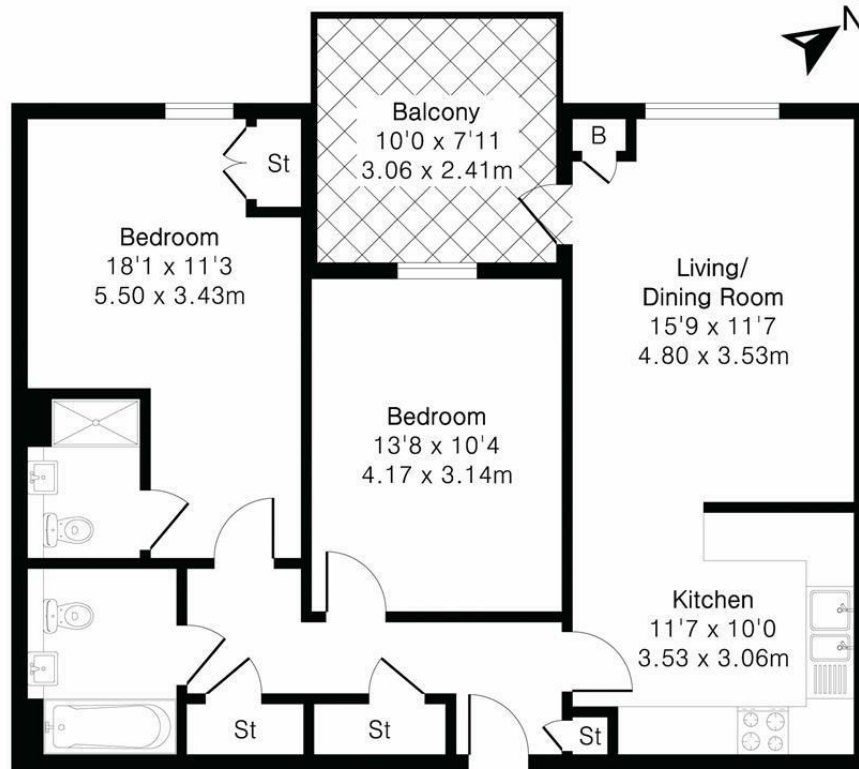
Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.



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Approximate Gross Internal Area 814 sq ft - 76 sq m



Third 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 B / Local Authority: London Borough of Enfield / Council Tax Band: C

