

Grasmere Court, Village Road, Enfield, EN1 2DJ

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welcome to

Grasmere Court, Village Road, Enfield

Situated within an attractive and well-appointed retirement development in this quiet tree-lined and sought after conservation area, located close to Enfield Town Park, shops and rail station, Barnfields are delighted to offer this well presented first floor apartment.

The property further benefits from an on-site warden, emergency call facilities and is offered chain free.







Entrance Hall
Fitted carpet, electric radiator, large tank cupboard, storage cupboard.

Lounge
19' 10" into bay. x 10' 3" (6.05m into bay. x 3.12m)
Fitted carpet, electric radiator, door entry phone, coving to ceiling, bay window to front, arch to kitchen.

Kitchen
7' 10" x 6' 11" (2.39m x 2.11m)
Fitted in a range of light wood effect wall and base cupboards with single bowl stainless steel sink and drainer inset to work surface, tiled splashback, plumbing for washing machine, space for fridge freezer, integrated oven and hob with extractor fan over, vinyl floor.

Bedroom
14' 8" max x 8' 6" (4.47m max x 2.59m)
Fitted carpet, electric radiator, range of built in wardrobe cupboards.

Shower Room
Low flush WC, wash hand basin, large walk-in shower with glass door, part tiled walls, vinyl floor, extractor fan, electric wall heater.

Communal Areas
Communal lounge and kitchen area to ground floor and WC for residents and guests.

Outside
Pleasant gardens to front and rear are laid to lawn with bedding. Parking for residents and guests to front.

Agents Note
The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.









view this property online barnfields.co.uk/Property/ENF104904

welcome to

Grasmere Court, Village Road

- Chain Free
- Spacious Lounge
- Communal Lounge
- Modern Fitted Kitchen
- Lift Service To All Floors

Tenure: Leasehold EPC Rating: E

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£159,995

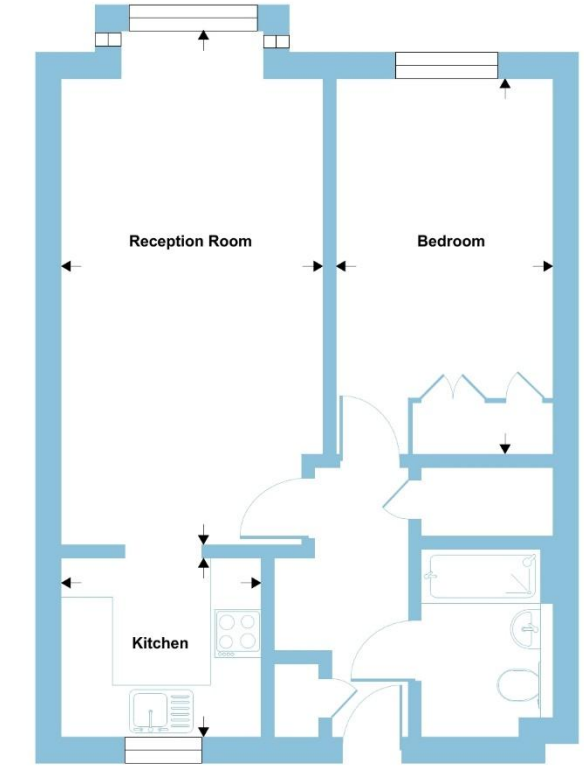


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Village Road, Enfield, EN1

Approximate Area = 498 sq ft / 46.2 sq m

For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Barnard Marcus. REF: 1264149

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Please note the marker reflects the postcode not the actual property

The Property Ombudsman

Property Ref:
ENF104904 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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