



Gordon Road, Enfield

Under Offer (SSTC)

Offers in excess of £325,000 (Leasehold)





Baker and Chase are excited to present Shelley Lodge, Gordon Road, EN2. This property provides a modern and well-maintained living space, perfect for those seeking a comfortable and convenient living space.

Ownership Options Available:

This property is available to purchase either as full ownership for offers in excess of £325,000 or as a shared ownership at 40% for £140,000 (with rent payable on the remaining share). This flexible arrangement gives buyers the opportunity to choose the option that best suits their circumstances.

This inviting flat boasts a cosy lounge with laminate wood flooring, an electric fireplace, with plenty of windows allowing generous amounts of natural light and a pleasant view of the front and side aspects, this flat is bright and airy throughout.

The kitchen equipped with space for all the essentials appliances. The part-tiled walls add a touch of elegance to the space, creating a warm and attractive atmosphere. With ample space, this kitchen is designed to cater to your everyday needs, making it a practical and functional living space.

The two bedrooms are generously sized, offering comfort and space for a small family. The carpeted floors add a touch of warmth and comfort, creating a homely atmosphere. Additionally, the fitted wardrobe in one of the bedrooms offers practical storage solutions.

The bathroom offers convenience and comfort, completing this lovely flat. The bathroom features linoleum flooring and part-tiled walls, giving it a clean and modern look.

Another standout features of this property is the parking provision two vehicles. A fantastic perk for those with multiple vehicles or visitors arriving by car. Located in a convenient area, this flat offers easy access to local amenities, schools, and transport links, making it an ideal choice for those looking for a comfortable and well-connected place to call home.

Tenure: Leasehold

Lease Term: 20th April 1998

Term remaining: Property lease will renew upon completion - 990 years

Service Charge: £1748.28 per annum

Ground Rent: NIL

Local Authority: Enfield

Council Tax Band: D

Inner Hallway

Laminate wood flooring, electric storage heater, wall mounted fuse box, storage cupboard housing water cylinder, doors to both bedrooms, door to lounge, door to bathroom.

Lounge

Laminate wood flooring, electric storage heater, electric fireplace with surround, television aerial point, uPVC double glazed windows to front and side aspect, archway to kitchen.

Kitchen

uPVC double glazed window to side aspect, linoleum flooring, part-tiled walls, eye and base level units, space for fridge/freezer, space for washing machine, stainless steel sink with mixer tap, fitted electric oven, fitted electric hob with extractor hood over.

Bedroom 1

Carpet, electric storage heater, uPVC double glazed window to side aspect, fitted wardrobe.

Bedroom 2

uPVC double glazed window to front and side aspect, electric storage heater, carpet.

Bathroom

Linoleum flooring, part-tiled walls, wall mounted electric heater, pedestal wash hand basin with mixer tap, low level WC, panelled bath with mixer tap, electric shower.

Disclaimer

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.

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.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Fixtures and fittings: Items shown in photographs are NOT included. A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Baker and Chase Ltd in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Baker and Chase Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

Media: (Photos, Videos etc) The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken.

Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these





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matters have been properly dealt with and that all information is correct.

VAT: The VAT position relating to the property may change without notice

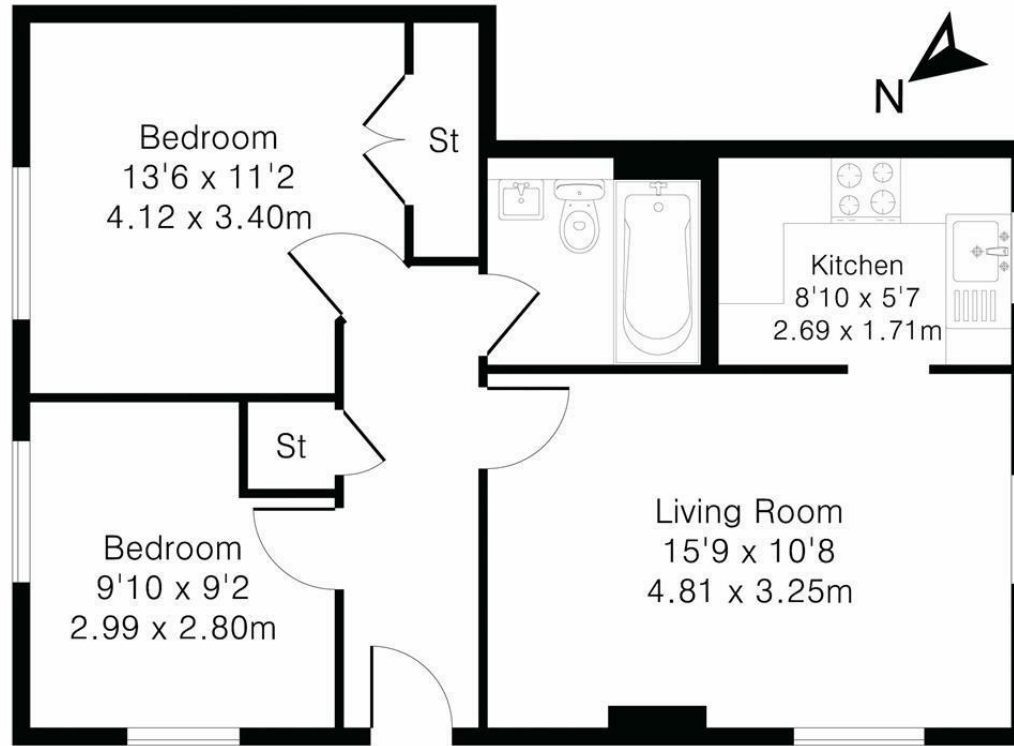
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Anti-Money Laundering Regulations: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

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



Approximate Gross Internal Area 562 sq ft - 52 sq m



Ground Floor



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 as defined by RICS code of measuring practise. No guarantee is given on 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 C / Local Authority: London Borough of Enfield / Council Tax Band: D

