

# Castles

ASKING PRICE

£315,000

Egret Court, Teal Close

Enfield, EN3 5TL Leasehold



## PROPERTY SUMMARY

A well presented and larger than usual 2 double bedroom ground floor purpose built modern flat with own entrance and own rear garden. Located off Turkey Street opposite Turkey Street Train Station (serving London Liverpool Street). The property would be an ideal first time buy or buy to let investment and viewing is highly recommended.

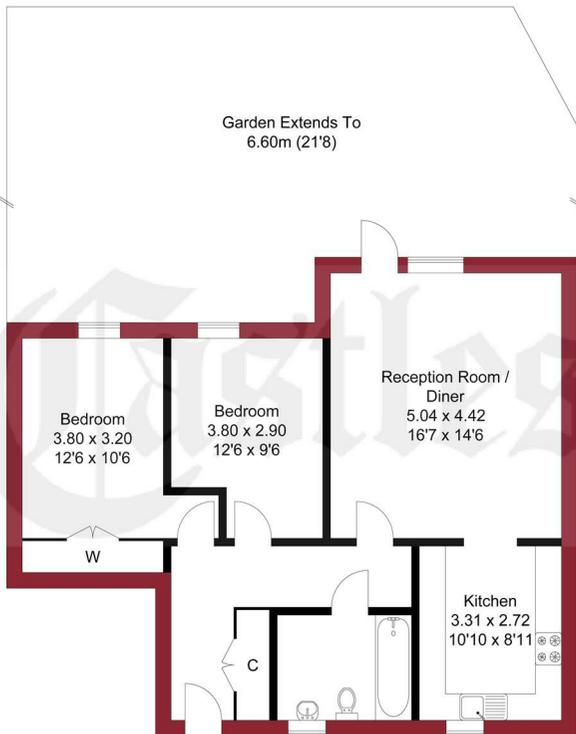
Additional features include:-

- Gas central heating,
- Double glazing,
- Allocated parking space,
- Long lease,
- Close to local amenities,
- Viewing recommended





APPROXIMATE GROSS INTERNAL AREA  
72.40 sqm / 779.30 sqft



THIS PLAN IS FOR ILLUSTRATION ONLY AND MAY NOT BE  
REPRESENTATIVE OF THE PROPERTY

For a guide to the area  
please scan this code for  
more information



House Leasehold

**Council:** Enfield

**Council Tax Band:** C

**Lease Remaining:** 189 years from 29/09/2005.

168 years remain

**Service Charge:** £168.35

**Ground Rent:** n/a

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



**OFFICE ADDRESS**

243 - 245 Hertford Road  
Enfield  
London  
EN3 5JJ

**OFFICE DETAILS**

0208 804 8000  
enfield@castles.london  
<https://www.castles.london>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101) A	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			