



Gordon Hill | | Enfield | EN2 0QJ

Asking Price £169,000



## Key features

- GROUND FLOOR, RETIREMENT MAISONETTE
- ONE DOUBLE BEDROOM WITH FITTED WARDROBES
- BRIGHT & AIRY RECEPTION-DINING ROOM
- FITTED KITCHEN
- THREE PIECE BATHROOM SUITE
- COMMUNAL PARKING & GROUNDS
- SHORT WALK FROM LOCAL SHOPS, CAFES & EVERYDAY AMENITIES
- CLOSE TO GORDON HILL MAIN LINE STATION & BUS ROUTES
- WITHIN EASY REACH OF ENFIELD TOWN
- OFFERED CHAIN FREE

## Description

Nestled in the charming area of Gordon Hill, Enfield, this delightful ground floor retirement maisonette offers a perfect blend of comfort and convenience. The property features a spacious reception-dining room, that welcomes you with its bright and airy atmosphere, ideal for relaxation or entertaining guests.

The maisonette boasts one generously sized double bedroom, complete with fitted wardrobes, providing ample storage space while maintaining a tidy and organised living environment. The modern kitchen is well-equipped, making it a pleasure to prepare meals and enjoy culinary pursuits.

One of the standout features of this property is its proximity to local amenities and transport links, which are just a short walk away. This ensures that you have easy access to shops, cafes, and other essential services, enhancing your day-to-day living experience.

This retirement maisonette is not only a comfortable home but also a wonderful opportunity for those seeking a peaceful lifestyle in a friendly community. The development itself offers a residents' lounge and a guest suite for hire.

With its appealing features and convenient location, this property is sure to attract interest from discerning buyers.

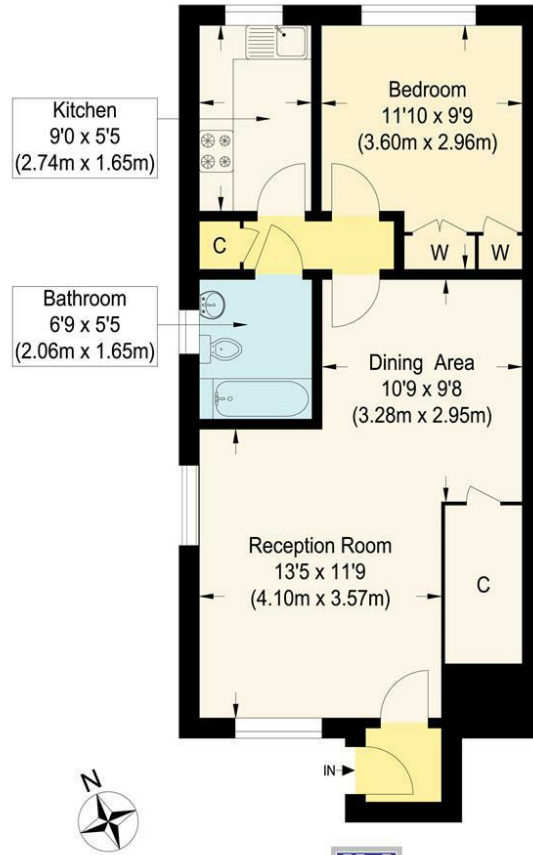
## Directions



CHAIN FREE - A delightful, one bedroom ground floor retirement maisonette, located within this sought after development on Gordon Hill, just a short walk from shops, cafes and an abundance of everyday amenities. Gordon Hill main line station and bus routes are also close by offering the opportunity to explore the wider area. The development also offers a residents' lounge, guest suite for hire, communal grounds and parking.



# Floor plans



## Borrowdale Court, EN2

Approximate Gross Internal Floor Area : 50.0 sq m / 538.19 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

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



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