

Castles



ASKING PRICE

£250,000

Rossmore Close

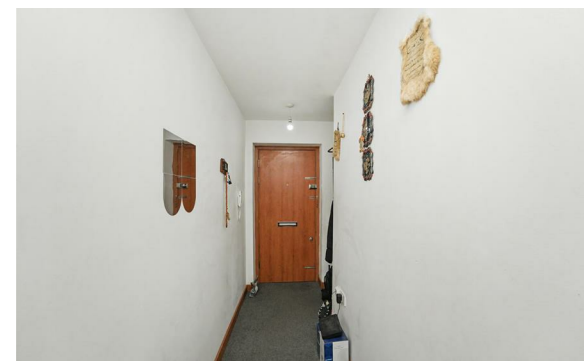
Enfield, EN3 7EW Leasehold

PROPERTY SUMMARY

A 1st floor purpose built 2 bedroom flat located in a residential area close to local amenities and within 0.5m of Brimsdown and Ponders End train stations. The property would be an ideal first time buy or buy to let investment property.

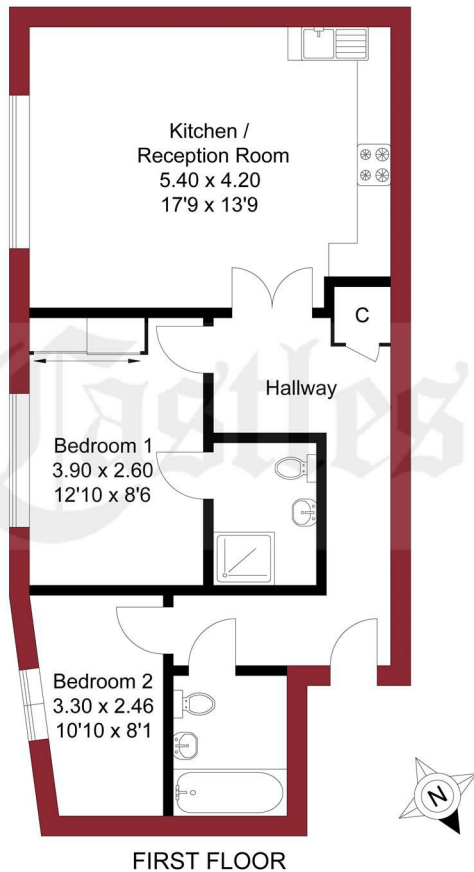
Features include:-

Communal parking area,
Open plan living room/kitchen,
Main bedroom with en-suite shower room,
Over 100 years lease,
Chain free sale.





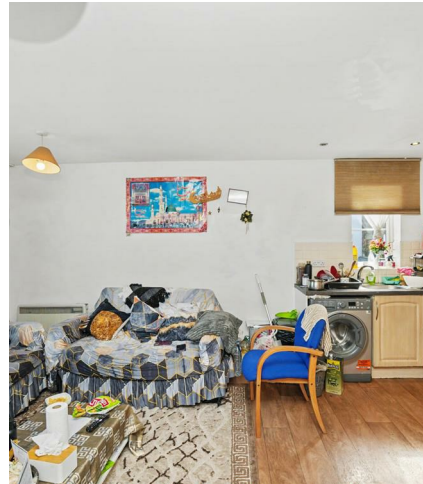
APPROXIMATE GROSS INTERNAL AREA
59.51 sqm / 640.56 sqft



FIRST FLOOR

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



Flat Leasehold

Council: Enfield

Council Tax Band: C

Lease Remaining: 125 years from 01/01/2005.

103 years remaining.

Service Charge: £2,450.00 P/A

Ground Rent: £300.00 P/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			
A	(67-91)		
B	(61-66)		
C	(55-60)		
D	(49-54)		
E	(43-48)		
F	(37-42)		
G	(31-36)		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			