



BREENS

Cracknell Close

Enfield · EN1

ASKING PRICE

£280,000

LEASEHOLD



BREENS

THE HOME

Cracknell Close

Enfield · EN1

KEY FEATURES

- Lease: 249 Years From 25 December 2003 (226 Years Lease Remaining)
- Service Charge: £2800.00 Per Annum (Approximately)
- Ground Rent: £200.00 Per Annum (Approximately)
- Two Bedroom, 1st Floor Purpose-Built Apartment In Immaculate Condition
- Bright & Spacious Throughout
- 14FT Living Reception Room
- Fitted Kitchen & Family Bathroom (White 3-Piece Suite)
- Double Glazed with Electric Heating
- Communal Entrance, Allocated Bin Shed, and Communal Grounds
- Ideally Positioned Just Moments From Turkey Street Train Station, As Well As The A10 & M25

EPC RATING

B

COUNCIL TAX BAND

C

2

BEDROOMS

1

BATHROOMS

1

RECEPTIONS



BREENS

First Floor

Approx. 50.4 sq. metres (542.6 sq. feet)



Total area: approx. 50.4 sq. metres (542.6 sq. feet)

Cracknell CI

BREENS

GET IN TOUCH

020 8804 8989

enfield@breens.property

www.breens.property

VISIT US

557- 559 Hertford Road, Enfield, EN3 5UQ

These particulars are intended as a general guide and are believed to be correct, but their accuracy is not guaranteed and they do not form part of any offer or contract. All measurements are approximate and for guidance only. The Agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for purpose. Photographs are for illustration only and may depict items that are not for sale or included in the sale price. References to tenure are based on information supplied by the vendor; the Agent has not seen the title documents, and buyers should obtain verification from their solicitor or surveyor. Under the Money Laundering Regulations 2017, intending purchasers will be asked to produce identification and documentation at a later stage. These particulars are issued on the condition that all negotiations are conducted through Breens Estate Agents. Subject to contract and availability.