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186 Hertford Road  
Enfield EN3 5AZ  
Tel: 020 8805 5959

Glyn Road, Enfield, EN3 4JU  
Offers In The Region Of £120,000

- NFOPP accredited agency & ceMAP mortgage advisors
- Situated on the ground-floor of this private estate
- Proximity to Enfield Town, Southbury & Ponders End stations
- Own launderette room for residents which is included in service charge
- Warden service who is also a resident of the development

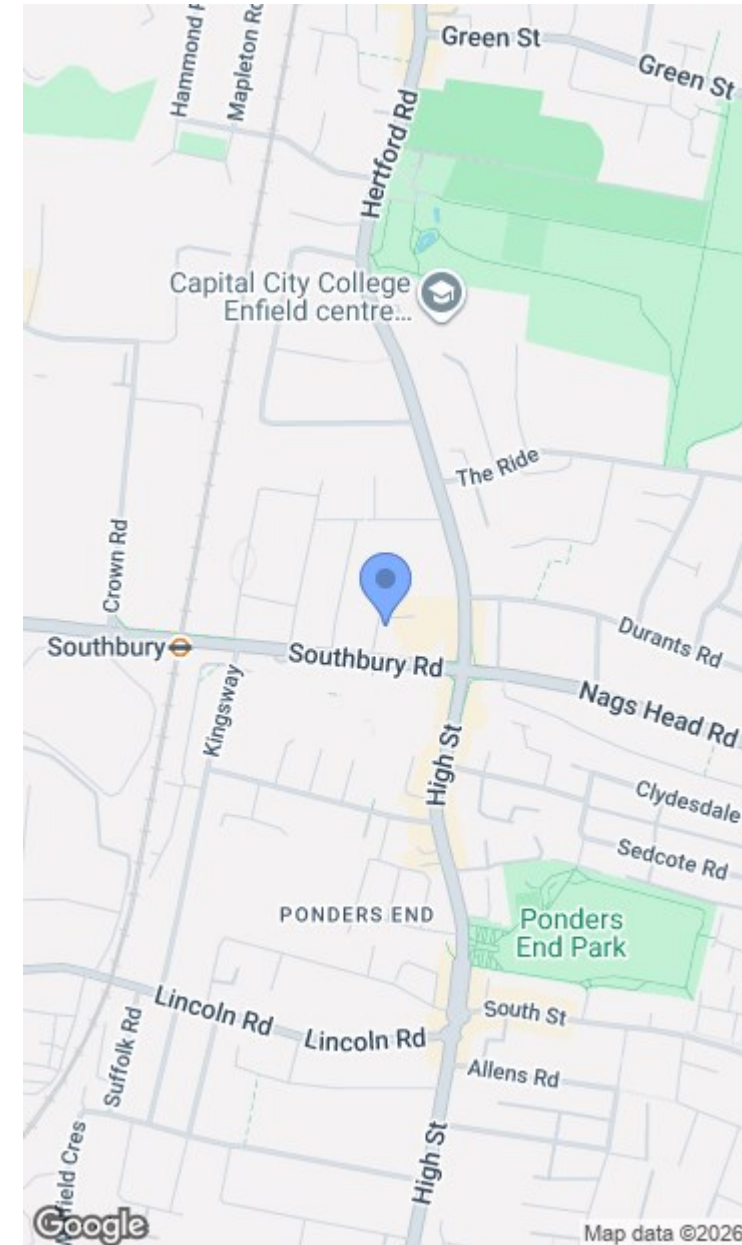
KINGS GROUP welcome to this charming ground floor flat located on Glyn Road in Enfield, perfectly suited for those aged over 55 seeking a comfortable and convenient retirement living experience. This delightful property features one spacious reception room, one well-appointed bedroom, and a modern bathroom, making it an ideal choice for individuals or couples looking for a manageable living space.

The flat is situated in a prime location, just a short distance from Ponders End and Southbury stations, providing excellent transport links to the wider area. Enfield Town is also nearby, offering a variety of shops and amenities to cater to your daily needs. For those who enjoy shopping, the A10 shopping centre and a Tesco Extra supermarket are conveniently close, ensuring that all your essentials are within easy reach.

Residents of this flat benefit from a dedicated residents' lounge, included in the service charge, which provides a wonderful space for socialising and engaging with fellow residents. Additionally, a warden service is available, offering peace of mind and support when needed. The property is surrounded by well-maintained common grounds and gardens, perfect for enjoying the outdoors and relaxing in a tranquil environment.

This flat is council band B, and the Energy Performance Certificate (EPC) rating is to be confirmed. With its excellent location, supportive community, and comfortable living spaces, this property presents a fantastic opportunity for those looking to enjoy a fulfilling retirement lifestyle in Enfield.

- One-bedroom flat in Enfield London
- Over 55 years' of age incoming residents only
- Wonderful links and access into Tottenham Hale, Seven Sisters & London City
- Brand new lease of 99 years on completion of sale
- Well-maintained and presented throughout





## Ground Floor



Total area: approx. 41.1 sq. metres (442.5 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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## Holmleigh Court

