



Monks Close, Enfield

Available

£375,000 (Leasehold)





A well-proportioned two-bedroom first floor maisonette with its own entrance and private rear garden, offered chain free and ideally located for Enfield Chase railway station and Gordon Hill railway station.

A well-presented two-bedroom first floor maisonette with its own front door and private rear garden, offered to the market chain free. The property is conveniently located within approximately 0.5 miles of both Enfield Chase railway station and Gordon Hill railway station, providing convenient transport links into central London.

The property is accessed via its own front door leading to a first floor landing with loft access and useful built-in storage. The lounge sits to the front aspect and provides a comfortable main living space, while the separate kitchen to the rear is fitted with a range of eye and base level units, integrated appliances and space for additional white goods.

Both bedrooms are well proportioned and benefit from fitted wardrobes and storage cupboards. The bathroom comprises a panelled bath with shower attachment, wash hand basin with storage beneath, low-level WC and heated towel rail.

Externally, the property benefits from a private rear garden arranged with a raised patio area, lawn and a timber-built shed, offering a pleasant outdoor space rarely found with similar properties.

The property benefits from a long lease with approximately 930 years remaining, originally granted in 1957 for a term of 999 years. The ground rent is £5.25 per year (not subject to increase) and there is no service charge payable.

Monks Close is well positioned for a range of local amenities, while the wider shopping and leisure facilities of Enfield Town are easily accessible. The area is also within catchment of well-regarded schools including One Degree Academy and Wren Academy Enfield.

Tenure: Leasehold

Lease Term: Started in 1957 with a lease of 999 years.

Term Remaining: 930 years remaining approx.

Service Charge: NIL

Ground Rent: £5.25 a year

Local Authority: London Borough of Enfield

Council Tax Band: C

Front Door

Stairs to first floor landing, laminate wood flooring

First Floor Landing

Loft access, door to lounge, doors to both bedrooms, door to bathroom, storage cupboard housing: fuse box and electric meter, radiator, carpet

Bedroom 1

Double glazed window to rear aspect, fitted wardrobes, storage cupboard, radiator, laminate wood flooring

Bedroom 2

Coving to ceiling, double glazed window to front aspect storage cupboard, fitted wardrobes, radiator, laminate wood flooring

Bathroom

Spotlights to ceiling, frosted uPVC double glazed window to rear aspect, heated towel rail, low level WC, paneled bath with mixer tap and shower attachment, wash hand basin with mixer tap and storage under, fitted storage cupboard, part tiled walls, tiled flooring

Lounge

Coving to ceiling, double glazed window to front aspect, fitted storage cupboard, telephone point, door to kitchen, radiator, laminate wood flooring

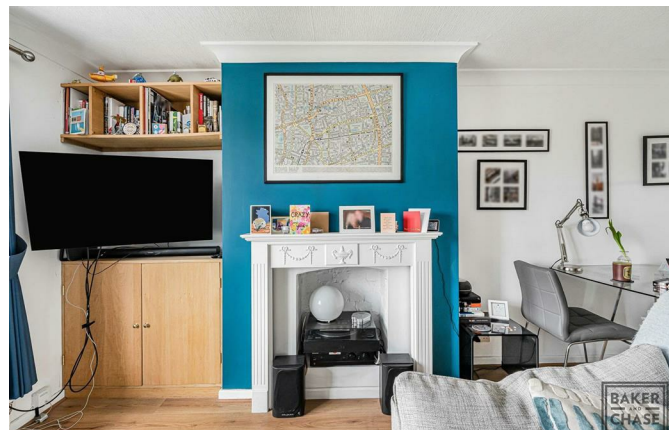
Kitchen

Spotlights to ceiling, double glazed window to rear aspect, eye and base level units, sink with mixer tap, integrated washing machine, space for fridge/freezer, fitted electric oven, fitted electric hob with extractor over, cupboard housing 'Potterton' boiler, part tiled walls, tiled flooring

Rear Garden

Timber built shed, raised patio area, part laid to lawn

Disclaimer





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Viewings: In consideration of the current owner/occupants, please note:

- a. Pets are not allowed to attend viewings.
- b. Additional photos and/or filming of the property internally and externally is not permitted.
- c. Loft access is not generally permitted unless express permission is requested.

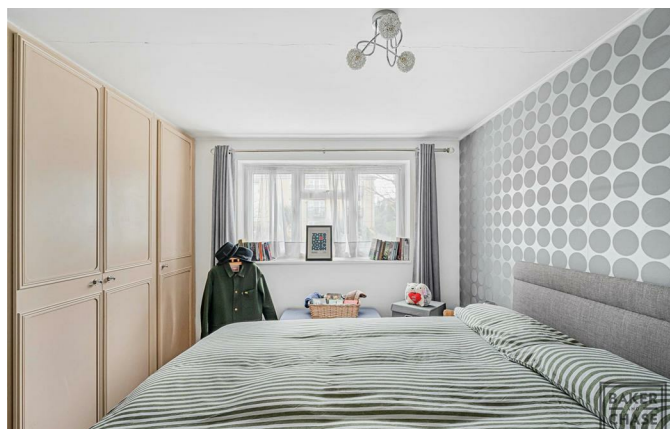
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Availability: Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

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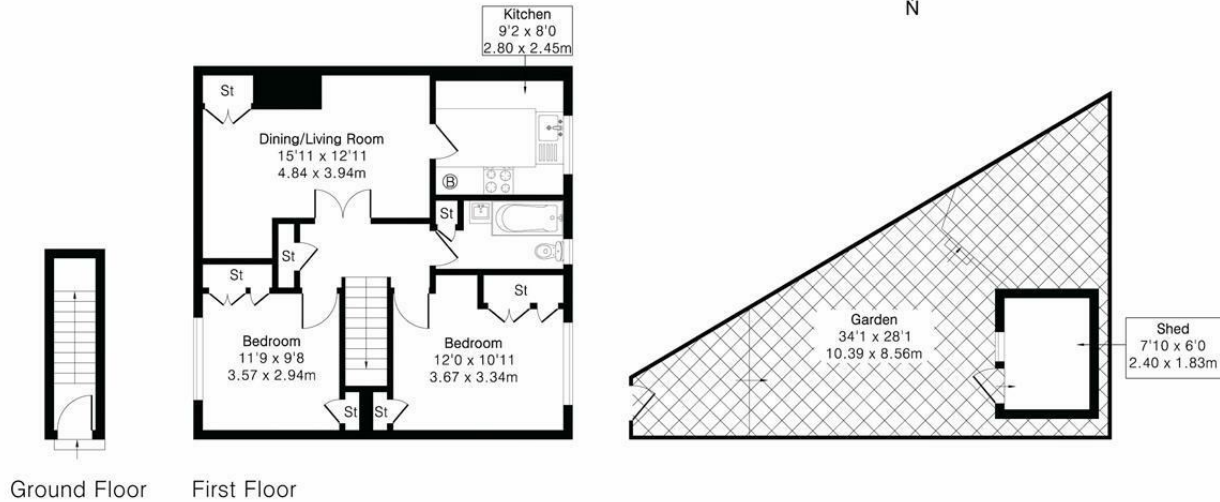


**Approximate Gross Internal Area 675 sq ft - 62 sq m
(Excluding Outbuilding)**

Ground Floor Area 36 sq ft – 3 sq m

First Floor Area 639 sq ft – 59 sq m

Outbuilding Area 47 sq ft – 4 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



EPC Rating C / Local Authority: London Borough of Enfield / Council Tax Band: C

