



Crofton Way, Enfield

Available

£249,995 (Leasehold)





A one-bedroom ground floor apartment in a quiet Enfield setting, within walking distance of Gordon Hill and Enfield Chase stations, local schools, and green spaces, offering practical and well-arranged accommodation.

A one-bedroom ground floor flat situated in a quiet location in Enfield, offered chain free and within easy reach of Gordon Hill railway station.

The accommodation comprises an inner hallway with laminate wood flooring, providing access to the lounge, bedroom, and bathroom. The lounge features coving to the ceiling, rear-facing windows, and laminate flooring, with direct access to the kitchen. The kitchen is fitted with eye and base level units, a stainless-steel sink, space for appliances including a washing machine, fitted oven and gas hob, and houses the wall-mounted boiler and storage cupboard.

The bedroom is positioned to the front aspect and benefits from a radiator and carpeted flooring. The bathroom includes a paneled bath with mains-fed shower, pedestal wash hand basin, low-level WC, heated towel rail, and partial tiling.

Externally, the property has access to communal parking and is part of a well-maintained development. The property benefits from double glazing, gas central heating, and is offered chain free. The lease has 99 years remaining from 1977; however, the seller has agreed to complete the lease renewal as a condition of sale.

Conveniently located within approximately 0.8 miles of Gordon Hill railway station, A number of well-regarded schools are within walking distance, including One Degree Academy and Wren Academy Enfield, making the location attractive for families. Local convenience stores, cafés and green spaces such as Hilly Fields Park are accessible nearby, with Enfield Town's shopping centre and wider leisure amenities a short journey away.

Tenure: Leasehold

Lease Term: 99-year lease started in 1977 - however, the seller has agreed to complete the lease renewal as a condition of sale.

Term remaining: Approximately 50 years remaining

Service Charge: £1,292 per annum

Ground Rent: £60 per annum

Local Authority: London Borough of Enfield

Council Tax Band: C

Inner Hallway

Door to lounge, door to bedroom, door to bathroom, laminate wood flooring

Lounge

Coving to ceiling, uPVC double glazed window to rear aspect, radiator, door to kitchen, laminate wood flooring

Kitchen

Coving to ceiling, uPVC double glazed window to rear aspect, eye and base level units, part tiled walls, stainless steel sink with mixer tap, wall mounted 'Worcester' boiler, space for washing machine, fitted electric oven, fitted gas hob with extractor over, storage cupboard housing : fuse box and electric meter, lino flooring

Bedroom

uPVC double glazed window to front aspect, radiator, carpet

Bathroom

Heated towel rail, low level WC, pedestal wash hand basin, paneled bath with mixer tap, mains fed shower, extractor fan, part tiled walls, lino flooring

Disclaimer

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.

Anti-Money Laundering Regulations: Intending purchaser(s) will be charged up to £20+VAT each to digitally produce and verify identification and financial documentation at offer stage and we would ask for your co-operation in order that there will be





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no delay in agreeing the sale. We are unable to proceed and/or remove a property from the market without this.

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

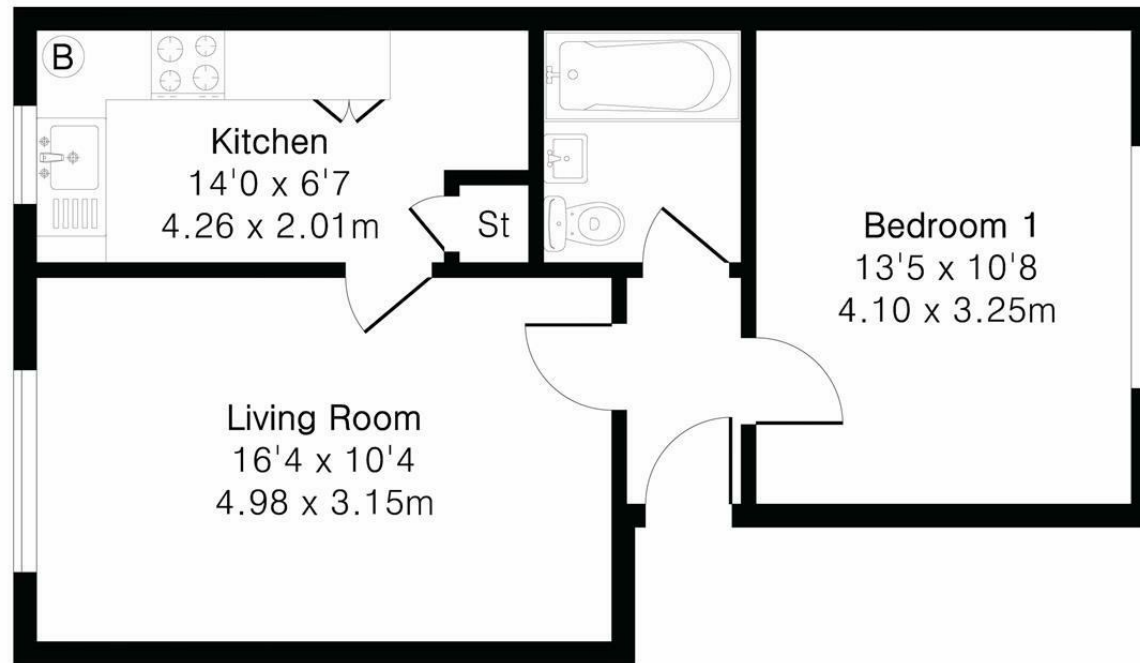
Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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 482 sq ft - 45 sq m



Ground Floor



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

