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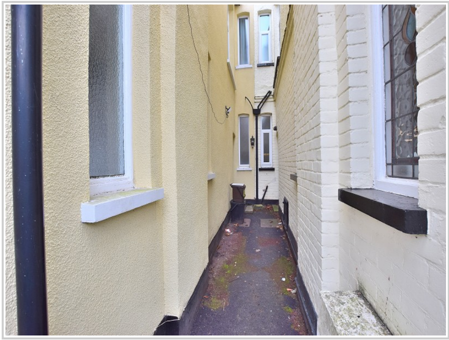
295,000



- DECEPTIVELY SPACIOUS ONE BEDROOM SPLIT LEVEL FLAT
- ON SOUGHT-AFTER LAKES ESTATE
- PRIVATE REAR GARDEN
- OWN ENTRANCE
- GOOD SIZED FITTED KITCHEN
- MODERN FEEL LOUNGE
- MOMENTS FROM THE BEAUTIFUL BROOMFIELD PARK
- SHORT WALK TO HIGH STREET & PALMERS GREEN BRITISH RAIL
- NEW 99 YEAR LEASE

Ref: PRA10849

Viewing Instructions: Strictly By Appointment Only

General Description

With its own private entrance nestled to the side of this Edwardian property this deceptively spacious split level flat moments from the cafes and restaurants of Aldermans Hill has a good size double bedroom. On the desirable Lakes Estate this flat has a modern feel throughout with fully functional kitchen.

The impressive 60 ft garden is initially narrow and then opens up into a large area which could be utilised for entertaining.

A fantastic location only a stone's through from Broomfield Park and a very short walk to Palmers Green British Rail for links to the city and beyond. The extensive high street for all your shopping requirements is only a short walk away and there are good bus links to Southgate and towards Wood Green and Enfield.

Enfield Council - Council Tax Band - C
Leasehold - with new lease of 99 years
Ground rent - £100 pa

ENTRANCE: Via pathway. Side entrance. UPVC double glazed door.

HALLWAY: Laminate flooring. Leading to reception room. Storage heater. Built-in cupboard.

RECEPTION: Laminate flooring. UPVC double glazed window to rear aspect. Picture rail. Staircase to first floor. Opening leading to kitchen. Obscure UPVC double glazed window to front aspect.

KITCHEN: Laminate flooring. Fitted wall and base units. Plumbing for washing machine. Integrated oven. Partly tiled walls. Ceramic electric hob. UPVC double glazed window to side and rear aspects. UPVC double glazed door leading to rear garden.

LANDING: Carpet. Doors to all rooms.

BEDROOM: Carpet. Storage heater. Cupboard housing cylinder. 2 x UPVC double glazed windows to front and rear aspect.

BATHROOM: Laminate flooring. Close coupled W/C. Basin with furniture. Bath with side panel. Glass shower screen. Power shower. Partly tiled walls. Electric chrome towel rail. UPVC double glazed obscure window to rear aspect.

REAR GARDEN: Steps down. Approx. 60 ft.

Accommodation

Services

Mains electricity, mains water, mains drainage

EPC Rating:36

Tenure

We are informed that the tenure is Leasehold

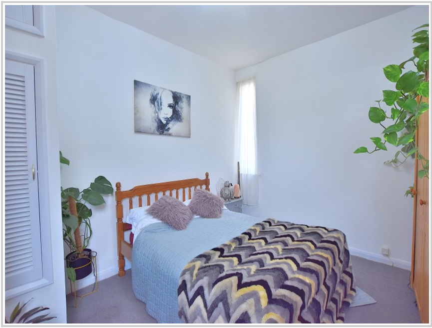
Council Tax

Band C



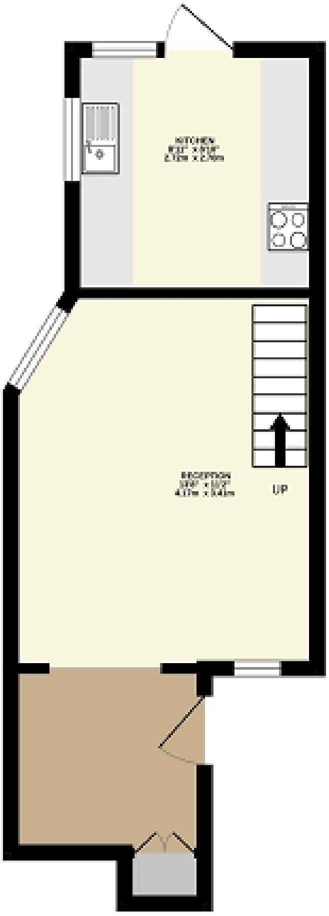




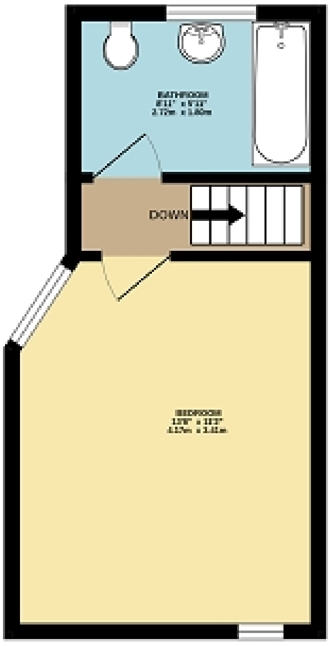





GROUND FLOOR
281 sq.ft. (26.1 sq.m.) approx.



1ST FLOOR
228 sq.ft. (21.2 sq.m.) approx.



TOTAL FLOOR AREA : 509 sq.ft. (47.3 sq.m.) approx.

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.