

FOR SALE

£265,000 Leasehold



WOODHOUSE
PROPERTY CONSULTANTS

**829 7, Clare Court, Hertford
Road, Enfield, Greater London.
EN3 6UJ**

ABOUT THE PROPERTY

Woodhouse are pleased to offer this very spacious 2-Bedroom Apartment set on the Ground Floor. There is excellent living space throughout. There is a 20ft Lounge, Kitchen-Diner, 2 x Double Bedrooms, Bathroom (with WC partitioned). Externally the apartment has an En-Bloc Garage, communal gardens and additional permit parking.

Clare Court is a nice Private Development in the Freezywater neighbourhood. You are walking distance to Waltham Cross Station (goes straight into London) as well as the shops & eateries of Pavilion Shopping Centre. For road links the A10 & M25 are only a few minutes drive away.

Length of Lease - 120 years

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Ground rent- £250 per year

Service charge- Approx £140 per month

Please note photos were taken before the current tenant moved in. The current tenant is flexible so if you are an investor they're happy to stay, if you are a residential purchaser they will move onwards before your conveyancer finishes their paperwork! Contact Woodhouse to discuss further and arrange a viewing.

FEATURES

- Large Apartment
- 2 Bedrooms
- Ground Floor
- En-bloc Garage
- Communal gardens
- Communal Parking (Permit)
- Fantastic amenities nearby
- 120 year lease



ROOM DESCRIPTIONS

Dimensions

Entrance:

Via communal glazed door into communal hallway.

Hall:

Hardwood front door leading into hallway.

Hallway:

Entryphone system, storage cupboard and separate cupboard housing the hot water cylinder, coved ceiling, laminated flooring, doors with access to accommodation areas.

Reception: 20'2" (6.15m) x 13'0" (3.96m)

Kitchen: 15'2" (4.62m) x 10'7" (3.23m)

Bathroom:

2-piece - bathtub with shower attachment, Wash Basin

Separate WC:

2-piece - WC, Wash Basin

Bedroom 1: 16'6" (5.03m) x 10'10" (3.30m)

Bedroom Two: 10'3" (3.12m) x 9'3" (2.82m)

Garage:

Single, up and over door.

Parking:

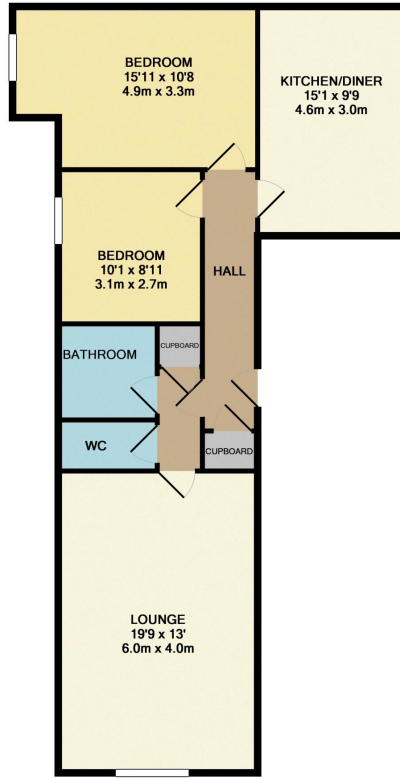
Communal parking (permit)

Exterior:

Communal gardens - Maintained gardens to front and rear, shrubs, lawned areas, washing area.



FLOORPLAN



TOTAL APPROX. FLOOR AREA 822 SQ.FT. (76.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	