

KAYS COURT, NAGS HEAD ROAD, ENFIELD EN3



EXCELLENT OPPORTUNITY FOR FIRST TIME BUYERS or PROPERTY INVESTORS - BUY TO LET THIS ONE BEDROOM PURPOSE BUILT GROUND FLOOR APARTMENT with LAMINATED FLOORING, UPVC DOUBLE GLAZING, COMMUNAL PARKING, COURT YARD GARDEN & ENTRY TELEPHONE from MAIN ENTRANCE.

The Property is Located within Access to Local Amenities & also the Main Shopping Facilities to the Vibrant HERTFORD ROAD with its choice of RETAILERS, COFFEE BARS & choice of RAIL STATIONS of PONDERS END or SOUTHBURY ROAD, LEADING into LONDON'S LIVERPOOL STREET STATION and Road Ways Leading to CHINGFORD, EDMONTON, WALTHAM CROSS & ENFIELD TOWN. In Our Opinion AN IDEAL BUY TO LET or FIRST TIME BUY. CHAIN FREE & VACANT POSSESSION..!

GUIDE PRICE £192,500 LEASEHOLD

PROPERTY DETAILS:

COMMUNAL ENTRANCE:

Via entry telephone, communal hallway leading to the apartment.

RECEPTION HALL:

10' 0" x 3' 5" (3.05m x 1.04m)

Laminated flooring and doors leading to bathroom, bedroom and lounge area.

LOUNGE:

12' 10" x 9' 0" (3.91m x 2.74m)

Laminated flooring, Upvc double glazed door leading to court yard and open access to kitchen.

KITCHEN:

7' 5" x 5' 10" (2.26m x 1.78m)

Range of units to base & eye level with worktop surfaces, single stainless steel sink unit, plumbed for washing machine, partly tiled walls, lino flooring and extractor fan hood.

BEDROOM

10' 0" x 9' 10" (3.05m x 3.00m)

Laminated flooring, built-in cupboard housing, immersion tank & Upvc double glazed window to rear aspect.

BATHROOM:

Comprising low flush wc, wash basin with mixer taps, paneled bath with mixer taps with shower attachment & partly tiled walls.

EXTERIOR:

Communal areas with gardens with court yard area.

ADDITIONAL INFORMATION:

In Our Opinion The Property is An Ideal Purchase for Landlord to add to their portfolio or First Time Landlords or indeed First Time Purchases. The Property to Current Rental Market Activities In Our Opinion Achieving In The Region Of £1050 - £1250 Per Calendar Month.

The Property is Situated within Access to a choice of Rail Stations both Leading to London's Liverpool Street Station & Tube Connections at Tottenham Hale or Seven Sisters, Local Amenities of a choice for Retailers, Supermarkets, Coffee Bars & Restaurants.

Please Note :

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IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, fixtures and fittings or services so cannot verify that they are in working order or fit for their intended purpose. Furthermore we do not usually have access to property deeds or lease documents when preparing these property particulars and prospective purchasers should reply only on information given by their solicitors on relevant matters. Measurements are intended to provide a guide as to whether or not a property is likely to be suitable to view and should not be relied upon for the purposes of fit or calculating area.

Viewing is strictly by appointment via the Enfield Office on 020 8805 8533

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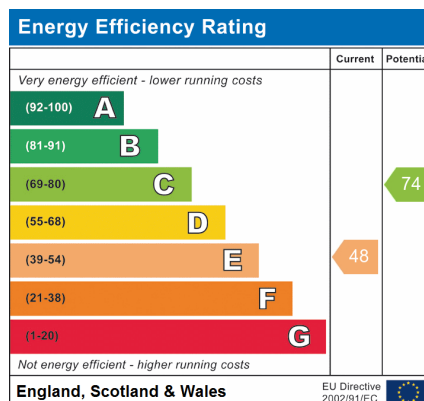
All Fixtures & Fittings are to be confirmed & or agreed by the instructed solicitors of each party to proceedings. Church's Residential Ltd are not liable or accept any liability to fixtures or fittings.

Please note this will need to be confirmed & advised & clarified by all prospective purchasers own investigations or enquires or instructed surveyors or instructed solicitors or legal conveyancer or any legal representative. Church's Residential Ltd or any associated members within Church's do not, nor take any liability or responsibility to any cost's to the present or any future proceedings of the transaction. Please note until the unconditional exchange of contracts by the instructed solicitors, parties have the right to withdraw. This includes to any Service Charges or Ground Rent to the present or future sums. This will need to be confirmed by applicants own investigations or instructed solicitors.

The property brochure, photographs, & figures & all marketing material are strictly & only a guide & illustration purpose only...!

Please be aware Terms and Conditions will apply to the purchase of the property & will apply The Anti Money Laundry Regulations.

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