

CELADON CLOSE, ENFIELD EN3



COMPETITIVELY PRICED..! THIS STUNNING ONE BEDROOM SECOND FLOOR (TOP FLOOR) Apartment In EXCELLENT CONDITION & NICELY PRESENTED THROUGHOUT. In Our Opinion within this Popular Residential Turning being a No Through Traffic Cul-De-Sac. Featuring Real ENGINEERED WOOD FLOORING throughout, FITTED KITCHEN UNITS With Fitted Cooking Appliances, UPVC DOUBLE GLAZED WINDOWS, SECURITY ENTRY INTERCOM & LONG LEASE. **REALISTICALLY PRICED ** Highly Recommended**

In Our Opinion An Ideal Purchase For First Time Buyers or Property Investment Currently Local Demand is & Activity Levels High & Achieving In the Region of £1350.00 - £1400.00 subject to & including The London Housing Allowances (LHA). **REALISTICALLY PRICED**

The Property Benefits within Easy Access to BRIMSDOWN RAIL STATION leading to LONDON'S LIVERPOOL STREET STATION & TOTTENHAM HALE with TUBE CONNECTIONS, STRATFORD LINE of Rail Links into Hertfordshire. Local Amenities & A Choice of Bus Routes Close By. Also Having the Popular Nearby Retail Parks with it's many High Street Retailers, Restaurants and Access to the Lee Valley Regional Park Lands - River Lee Popular with Cyclists, Joggers and Fishermen. **NOT TO BE MISSED READY TO MOVE IN**

OFFERS IN EXCESS OF: £205,000 LEASEHOLD

PROPERTY DETAILS:

COMMUNAL ENTRANCE:

Entry intercom, stairs to the second floor (Top Floor).

RECEPTION HALLWAY:

7' 0" x 3' 8" (2.13m x 1.12m)

Via multi locking security door, access to loft area, doors to bedroom, bathroom & lounge, security intercom & real engineered wood flooring.

LOUNGE:

14' 1" x 10' 1" (4.29m x 3.08m)

Electric heater, TV point, upvc double glazed window to aspect & arch leading to the kitchen & real engineered wood flooring.

KITCHEN:

10' 11" x 6' 10" (3.32 x 2.08m)

Modern fitted kitchen units, fitted appliances, worktop surfaces, single sink unit with mixer taps, tiled flooring, partly tiled walls, plumbed for washing machine, built-in cupboards & upvc double glazed window to aspect.

BEDROOM ONE:

12' 7" x 10' 9" (3.84m x 3.27m)

Real engineered wood flooring, electric heater & dual upvc double glazed window to aspect.

BATHROOM:

Comprising panelled bath with mixer taps with additional Mira electric shower, low flush wc, pedestal wash basin, tiled flooring, partly tiled walls & extractor fan.

EXTERIOR:

Communal Gardens, along with Plenty of Parking along with Visitors Parking.

ADDITIONAL NOTES:

In our Opinion, The Property is An Ideal First Time Buy

for First Time Purchasing or Property Investment to the current local rental market, which is beyond to current local market activities The Current Achievable Rental Subject To Current Activity Levels and Demand & Including The London Housing Allowance LHA Universal Assistance Allowances - In The Region Of £1350.00 - £1400.00 per calendar month. .

The Property is In Our Opinion Presented In Excellent Order Throughout and Maintained By The Current Owners in Excellent Order, Ideal Package. Liverpool Street Station 23 minutes - Tottenham Hale 12 minutes - Kings Cross 30 minutes (please be aware the figures are approximately and subject to running services all applicants will require to make their own enquires and investigations - Church's will not be liable for the stated figures quoted) HIGHLY RECOMMENDED

PLEASE NOTE THE PROPERTY IS BEING OFFERED FOR SALE WITH A GUIDE SELLING PRICE IN THE REGION £205,000.00 - £215,000.00 - OFFERS IN EXCESS OF £205,000.00 TERMS & CONDITIONS WILL APPLY. Viewings Strictly by Appointments.

ADDITIONAL INFORMATION:

Please Note :

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Church's Residential Ltd & Church's Lettings Ltd take no liability-responsibility to the Freehold title or any rights of way or boundaries or to the gardens or boundary titles or the full title or the Lease title or legal title of ownership or parking rights & including allocated parking

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 rely 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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rights or parking spaces to boundaries within or outside the property title or to past or present planning permissions or building regulations relating to the property or to the construction of the property-dwelling including any extensions or any change/s of use externally-internally to the property this includes to past or present or future liabilities.

or photographs either presently or in the future.

Fixtures & Fittings are & will need to be confirmed & agreed by each parties instructed solicitors. Church's Residential Ltd are not liable or accept any liability to any fixtures or fittings to pre current or post completions.

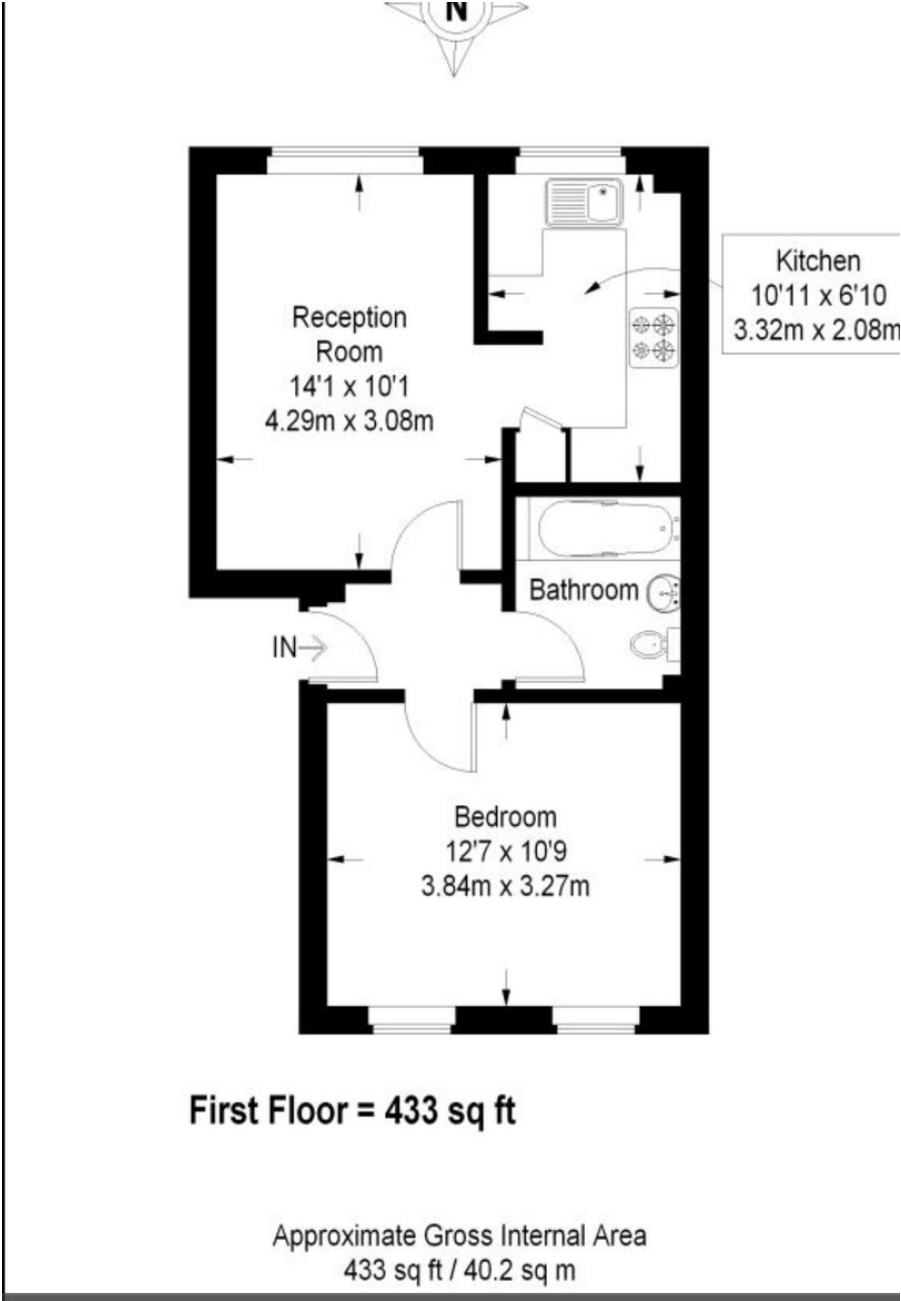
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The property brochure including photographs & any figures mentioned are all marketing material are only & strictly a guide & illustration purpose only..! **Please Note Terms and Conditions will Apply to all Prospective Purchasers or any parties connected to any Transactions will need to apply to The Anti Money Laundry Regulations & Industry Regulations - Including Church's

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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