

## HOECROFT COURT, HOE LANE, ENFIELD EN3



**INVESTORS-CASH BUYERS ONLY. OPPORTUNITY TO PURCHASE This TWO BEDROOM PURPOSE BUILT TOP FLOOR FLAT. Features to include DOUBLE GLAZING, GAS CENTRE HEATING, within walking distance to LOCAL AMENITIES, LOCAL BUS ROUTES leading to EDMONTON & ENFIELD TOWN, within easy access to TURKEY STREET RAIL STATION leading to LONDON'S LIVERPOOL STREET STATION.**

**The Property In Our Opinion is an IDEAL PURCHASE for PROPERTY INVESTMENT. Please Note The Lease Is Under 80 Years. The Property is currently Let and is achieving £1600 Per Calendar Month. Please call for further information and to arrange a viewing..! In Our Opinion Realistically Priced For A Quick Sale.**

**PRICE: £200,000 LEASEHOLD**

## PROPERTY DETAILS:

### ENTRANCE:

Communal entrance, stairs to top floor communal landing and door to:

### INNER HALLWAY:

Radiator and doors leading to:

### LOUNGE:

15' x 13' (4.57m x 3.96m)

Double glazed window to front aspect and radiator.

### KITCHEN:

9' 8" x 8' 5" (2.95m x 2.57m)

Double glazed window to rear aspect, single stainless steel drainer sink unit with mixer taps and cupboard under, base eye level units, electric cooker point, wall mounted "Boiler" and cupboard housing water cylinder.

### BEDROOM ONE:

14' 5" x 11' 3" (4.39m x 3.43m)

Double glazed window to front aspect, radiator and fitted wardrobe.

### BEDROOM TWO:

12' 1" x 8' 5" (3.68m x 2.57m)

Double glazed window to rear aspect and radiator.

### BATHROOM:

Frosted double glazed window to rear aspect, partly tiled walls, fitted to comprises panelled bath with mix taps shower attachment, pedestal wash hand basin, low flush wc and radiator.

### ADDITIONAL INFORMATION:

Please Note :

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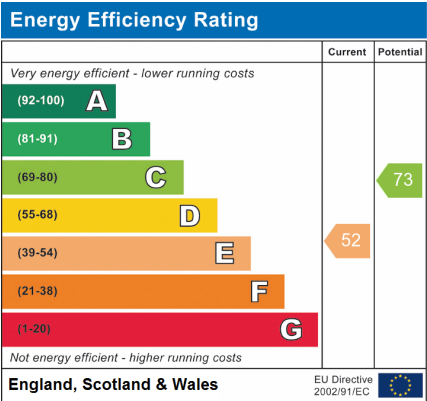
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We are not qualified to test any apparatus, fixtures and fittings or services so cannot verify that they are in working order or fit for their intended purpose. Furthermore we do not usually have access to property deeds or lease documents when preparing 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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