



**Cobbett Close
Enfield
Greater London
EN3**

Offers In Excess of £190,000

bettermove

Cobbett Close

Enfield

Bettermove are proud to present this 1 bedroom flat in Enfield, available with no forward chain.

This property is tenanted and will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing and electric heating throughout, with communal parking available.

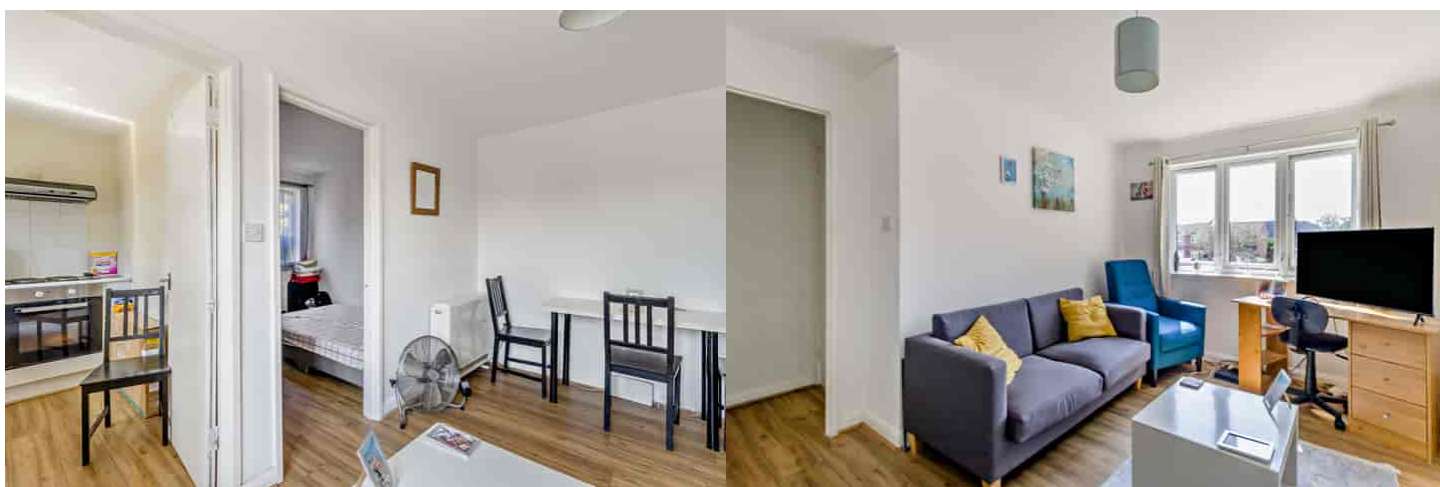
The council tax band is B.

This is a leasehold property with 154 years remaining on the lease; the service charge is £120.00 per month.

The interior of this well presented, first floor property comprises a spacious living room, fitted kitchen, one double bedroom and a family bathroom.

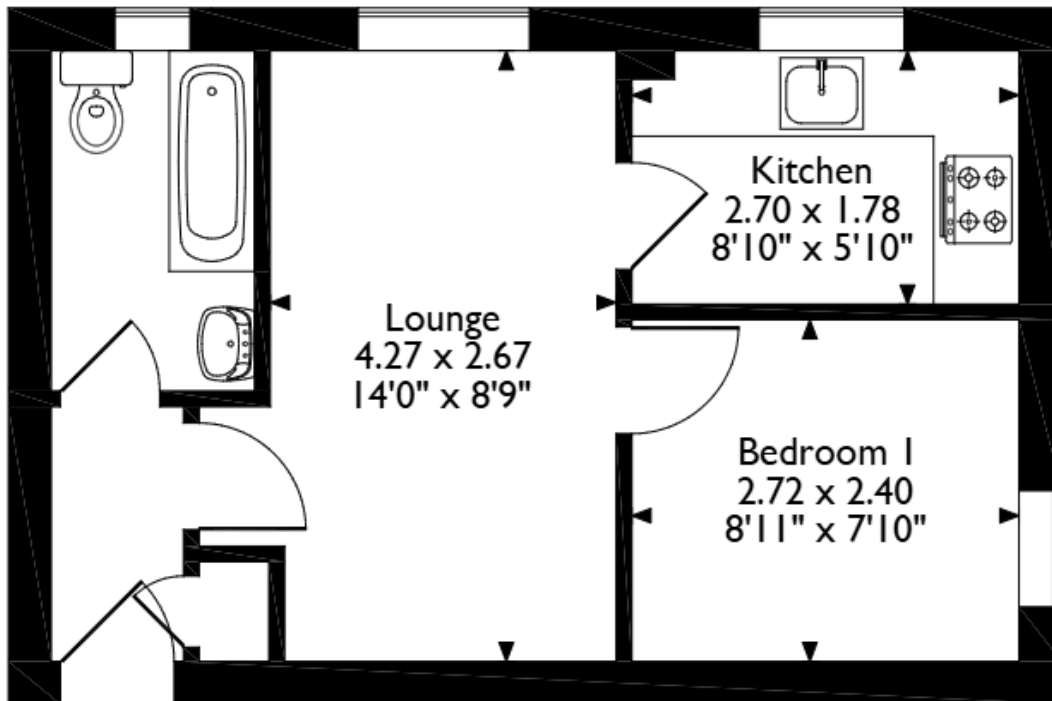
Located in the popular town on Enfield, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport links can be found from Turkey Street and Enfield Lock Railway Stations, a variety of local bus routes and close access to the M25.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



Cobbett Close, Enfield

Approximate Gross Internal Area 29 Sq M/312 Sq Ft



First Floor Flat

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	74
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	65	67
England, Scotland & Wales		
EU Directive 2002/91/EC		



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