



**13, Potash House
Canning Square
Enfield
Greater London
EN1 4BP**

Offers In Excess Of £265,000

bettermove 

Canning Square Enfield

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

The property is currently tenanted and will be sold vacant on possession.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the allocated space.

The council tax band is C.

This is a leasehold property with 99 years on the lease from 2015; the ground rent and the service charge come to £201pcm combined.

The interior of this beautifully presented property comprises a spacious living room, fitted kitchen, 1 bedroom and the bathroom.

Located in the popular town of Enfield, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A10 and many local public transport links.

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

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	82	82
(55-68) D		
(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	



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