

ORDNANCE ROAD, ENFIELD LOCK EN3



REFURBISHED & UPDATED THROUGHOUT..! THIS REALISTICALLY PRICED TWO BEDROOM CONVERSION PROPERTY, Featuring NEWLY FITTED KITCHEN & APPLIANCES, NEWLY FITTED BATHROOM SUITE, LAMINATED FLOORING, NEWLY FITTED COMBI VALLIANT GAS BOILER Servicing Heating & Domestic Hot Water. Newly Decorated Throughout. In Our opinion An EXCELLENT CHOICE For LANDLORDS INVESTORS or FIRST TIME PURCHASERS.!

LOCATED within EASY ACCESS to LOCAL AMENITIES, Including the vibrant Shopping Facilities of the HERTFORD ROAD with its variety of RETAILERS, SUPER MARKETS, COFFEE BARS, RESTAURANT & LOCAL LIBRARY. Also Access to a Choice of ENFIELD LOCK, TURKEY STREET RAIL STATIONS LEADING to TOTTENHAM HALE & SEVEN SISTERS (TUBE CONNECTIONS) & LONDON'S LIVERPOOL STREET STATION. OFFERED CHAIN FREE & VACANT..!

GUIDE PRICE £260,000 LEASEHOLD

PROPERTY DETAILS:

ENTRANCE:

Communal hallway leading to all floors & the apartment.

RECEPTION HALLWAY:

Hallway L-Shaped, radiator, built-in cupboard, laminated flooring & doors leading to lounge-kitchen, bedrooms & bathroom.

LOUNGE:

14' 10" x 13' 5" (4.52m x 4.09m)
(Into the Bay) Laminated flooring, feature fire mantle, radiator, Upvc double glazed windows to front aspect, coving to ceiling, open access to the kitchen area & high ceilings.

KITCHEN:

12' 10" x 4' 10" (3.91m x 1.47m)
Newly fitted kitchen units with fitted appliances of hob, oven, stainless steel extractor fan, rolled edged work top surfaces, partly tiled walls, tiled flooring, spot lighting to ceiling, one and a half bowl stainless steel sink unit & open plan access to the lounge area.

BEDROOM ONE:

10' 8" x 10' 5" (3.25m x 3.17m)
High ceilings, radiator, laminated flooring & Upvc double glazed window to rear aspect.

BEDROOM TWO:

11' 5" x 8' 9" (3.48m x 2.67m)
Radiator, laminated flooring & Upvc double glazed window to side & rear aspect..

BATHROOM:

Newly fitted bathroom suite, comprising paneled bath with mixer taps & shower attachments with shower attachments, low flush wc, wash basin with

mixer taps & cupboards under, tiled walls, tiled flooring & Upvc frosted window to side aspect.

EXTERIOR:

Communal area to front elevation.

ADDITIONAL NOTES:

In Our Opinion An Excellent Package & Realistically Priced, also a choice for First Time Buyers & Landlords looking to add to a Portfolio.

Close to amenities including Rail Station Leading to London's Liverpool Street Station, Tube Connections at Tottenham & Stratford Line, Bus Routes Leading to North London & the Popular Lee Valley Regional Park & River Lea, Popular with Cyclists and Walkers, Offered Chain Free - Vacant..!

Please Note :

Church's Residential Sales or any Parties connected to Church's Residential Sales or Church's Residential Lettings, take no liability or responsibility to any of the mentioned content within the brochure or to any of the mentioned wording or figures or measurements within the property brochure or any marketing material. All photographs are for illustration purchase only.

Church's Residential Sales & Lettings take no liability-responsibility to any rights of way or to the gardens or garden titles or the freehold title or the lease title or any title of ownership to whole gardens or parking rights & including allocated parking rights including parking spaces, boundaries within or outside it's property title or to any past or present planning permissions or building regulations relating to the property or to the construction of the property-dwelling including extensions to the property or any change/s of use externally-internally to the present or future.

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

ORDNANCE ROAD, ENFIELD LOCK, EN3

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...!

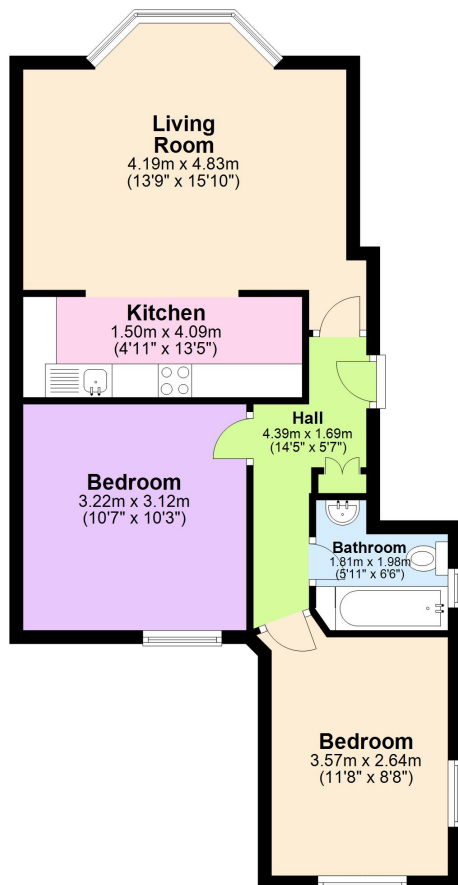
Please be aware Terms and Conditions will apply to the purchase of the property & will apply The Anti Money Laundry Regulations.

* The Property is being Marketed with a Guide Price £260,000.00-£270,000.00.
Offers In Excess Of £260,000.00*.

ORDNANCE ROAD, ENFIELD LOCK, ENFIELD, EN3

Ground Floor

Approx. 52.9 sq. metres (569.0 sq. feet)



Total area: approx. 52.9 sq. metres (569.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floor plan, no responsibility is taken for any error, omission or incorrect statement. When a garage, outbuilding, garden and/or balcony are shown on the floor plan, their areas are included in the floor square area. The plan is for illustrative purposes and is to be used as such by any prospective purchaser or tenant. Floor Plan prepared by Adrian Bunting 07753375565.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	59	
(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	

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