

CELADON CLOSE, ENFIELD EN3



EXCELLENT OPPORTUNITY FOR FIRST TIME BUYERS or PROPERTY INVESTORS-LANDLORDS THIS In Our Opinion IMMACULATE PRESENTED STUDIO APARTMENT with SEPARATE SLEEPING AREA, FITTED KITCHEN & BATHROOM SUITE. Also having UNDER FLOOR HEATING, UPVC DOUBLE GLAZED WINDOWS & ENTRY TELEPHONE. Ready To Move Into or Rent. Having A Good Lease. VIEWING RECOMMENDED..!

The Property is Ideally Situated to LOCAL RAIL STATION LEADING to TOTTENHAM HALE with TUBE CONNECTION & into LONDON'S LIVERPOOL STREET STATION CITY of LONDON & BUS ROUTES LEADING to WALTHAM CROSS, ENFIELD TOWN, EDMONTON & BEYOND. In Our Opinion OFFERING AN EXCELLENT PACKAGE.

OFFERS IN EXCESS OF: £190,000 LEASEHOLD

PROPERTY DETAILS:

ENTRANCE:

Via communal security entry into communal area & stairs leading to first floor & inner lobby.

RECEPTION HALLWAY:

21' 0" x 5' 5" (6.40m x 1.65m)

Door leading into hallway, laminated flooring, doors to lounge & bathroom, also built-in cupboard housing tank.

LOUNGE:

15' 0" x 12' 5" (4.57m x 3.78m - Narrowing to 5'10)

L-Shaped - Laminated flooring, TV point, built-in storage cupboard, which is floor to ceiling, double doors leading into the separate sleeping area & kitchen.

KITCHEN AREA:

7' 0" x 6' 10" (2.13m x 2.08m)

In Our Opinion, Nicely fitted Shaker Style kitchen units to base & eye level, worktop surfaces, tiled walls, laminated flooring, built-in fitted oven, hob with stainless steel extractor hood with shelving, stainless steel sink unit with mixer taps, plumbed for washing machine & Upvc double glazed window to aspect.

SEPARATE SLEEPING AREA:

9' 0" x 6' 5" (2.74m x 1.96m)

Laminated flooring & Upvc double glazed window to aspect.

BATHROOM SUITE:

In Our Opinion, Nicely fitted Modern Suite comprising of fitted wash basin, combing low flush wc, panelled bath with mixer taps & shower head, tiled walls, heated towel rail & extractor fan.

EXTERIOR:

Communal areas & parking for vehicles.

ADDITIONAL NOTES:

In Our opinion The Property is An Ideal Property For First Time Buyers or Local Housing Rental Market For First Time Landlords or To Add To A Current Portfolio. The Property Currently we suggest & In Our opinions would Achieve In The Region £1,150.00 - £1,200.00 Per Calendar Month Subject To Local Housing allowances & Housing Allowances & Market Activity Levels.

Please Note: The Property is being Marketed with Offers In Excess Of £190,000.00 Guide Price.

ADDITIONAL INFORMATION:

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

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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.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(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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