

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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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 rely 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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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.

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