

HALE HOUSE, GROVE ROAD WEST, ENFIELD EN3



****IN OUR OPINION REALISTICALLY PRICED**OFFERING A GREAT PACKAGE** THIS STUDIO APARTMENT**OFFERS AN EXCELLENT OPPORTUNITY**IDEAL FIRST TIME BUY or RENTAL PROPERTY INVESTMENT**IDEAL For The LOCAL RENTAL MARKET (which in our opinion currently in High Demand) FEATURING ENTRY INTERCOM, Secure PARKING**GAS CENTRAL HEATING** Close Proximately of all LOCAL AMENITIES, Coffee Bars, Chemists, Supermarkets & Local sports Centre. CHAIN FREE - VEIWING HIGHLY RECOMMENDED.**

The Property Benefitting from Local Transport Links Including BUS ROUTES Leading to WALTHAM CROSS, NORTH LONDON, ENFIELD TOWN & BEYOND Choice of RAIL LINKS of ENFIELD LOCK & TURKEY STREET RAIL STATION LEADING to LONDON'S LIVERPOOL STREET STATION Also CONNECTIONS For TUBE at TOTTENHAM HALE or SEVEN SISTERS.

For Further Information Please Contact Church's Enfield Office. All Viewings Strictly By Appointments ..!

GUIDE PRICE: £150,000 LEASEHOLD

PROPERTY DETAILS:

COMMUNAL ENTRANCE:

Via entry intercom & stairs to first floor.

RECEPTION HALLWAY:

7' 0" x 8' 0" (2.13m x 2.44m - Narrowing to 3'0)

Entry intercom, radiator, built-in cupboards & doors leading to bathroom & lounge.

LOUNGE-BEDROOM:

25' 0" x 10' 0" (7.62m x 3.05m)

Radiators, TV point, window to rear aspect & access leading to the kitchen.

KITCHEN:

6' 5" x 6' 0" (1.96m x 1.83m)

Range of units, sink unit, cooker point, plumbed for washing machine, wall mounted gas boiler & window to rear aspect.

BATHROOM:

8' 0" x 5' 0" (2.44m x 1.52m)

Comprising panelled bath with mixer taps, pedestal wash basin with mixer taps, low flush wc, radiator & extractor fan.

EXTERIOR:

Communal area for parking, allocated parking.

ADDITIONAL NOTES:

In Our Opinion The Property is an Excellent Buy to Add to Existing Portfolio & Realistically Priced for either First Time buyers or Rental Property, Investment subject to Market conditions & Activity Levels. The Archivable Rental In The Region Of £1,050.00 - £1,150.00 per calendar month. Terms & Conditions Will Apply.

EPC & Floor Plan has been instructed.

ADDITIONAL INFORMATION:

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Please note all administrations to sale or purchase proceedings will need to be confirmed & advised & clarified by all prospective purchasers-vendors own investigations or instructed surveyors or instructed solicitors or legal conveyancer or any legal

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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 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

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The property brochure including photographs & any figures mentioned are all marketing material are only & strictly a guide & illustration purpose only..!
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