

MAHON CLOSE, ENFIELD EN1



STUNNING & FANTASTIC OPPORTUNITY..!

THIS COMPLETELY REFURBISHED & UPDATED THROUGHOUT END OF TERRACE ONE BEDROOM HOUSE. Featuring BEAUTIFULY Fitted Stylish SHOWER ROOM, Modern Fitted Contemporary KITCHEN with APPLIANCES, UPVC Double Glazing with Blinds, Laminated Flooring & Parking **HIGHLY RECOMMENDED.**

The Property is Situated within Access to ENFIELD TOWN with its Popular COFFEE BARS, RESTAURANTS & Well Known HIGH STREET RETAILERS & Choice of Independent Retailers, Banks, Super Markets, Weekly Market & Local Gyms including the popular David Lloyd Centre. **In Our Opinion IDEAL FIRST TIME BUY **PROPERTY INVESTMENT****

Also Located within Access to the Popular Nearby FORTY HALL ESTATE & Parklands & CAPEL MANOR ESTATE, which is Popular with Family Outings, Joggers & Walkers Alike. **EXCELLENT PACKAGE **OFFERED CHAIN FREE** **KEYS HELD****

OFFERS IN EXCESS OF: £365,000 FREEHOLD

PROPERTY DETAILS:

ENTRANCE:

Via upvc double glazed door in Grey leading into lobby.

RECEPTION LOBBY:

3' 0" x 3' 5" (0.91m x 1.04m)

Laminated flooring, spot lighting and open access to lounge.

LOUNGE:

16' 0" x 11' 5" (4.88m x 3.48m - Narrowing to 8'0)

L-Shaped Lounge - Laminated flooring, spot lighting, Upvc double glazed window to front aspect, Upvc double glazed window bay to front aspect, electric heater stairs to first floor landing & open access to kitchen.

KITCHEN:

7' 0" x 6' 0" (2.13m x 1.83m)

Beautifully fitted modern kitchen in Gloss White, comprising fitted oven, hob & extractor fan, built-in fridge freezer, washing machine, spot lighting, single sink unit with mixer taps, marble effect tiling & worktop surfaces.

FIRST FLOOR LANDING:

Built-in dual cupboards, doors leading to bedroom & shower room.

BEDROOM ONE:

11' 8" x 11' 0" (3.56m x 3.35m)

Built-in cupboard, electric heater & Upvc double glazed window to front aspect.

SHOWER ROOM:

Beautifully fitted shower room, comprising double shower with mixer shower & attachment, head floating wash basin with mixer taps, low flush wc, feature mirror, spot lighting, Upvc double glazed window to aspect & marble style tiling to walls & flooring.

EXTERIOR:

Court style gardens and parking.

ADDITIONAL NOTES:

In Our Opinion the property is AN IDEAL PURCHASE FOR FIRST TIME PURCHASERS or INVESTMENT PROPERTY..! Updated and Refurbished Throughout Offering bright and Airy Living Space, The Property in Excellent Order Featuring NEW FITTED KITCHEN Units with Appliances & BEAUTIFULLY FITTED (NEW) SHOWER SUITE.

The Property in our opinion would achieve in the region of £1600.00 - per calendar month (Inclusive of the London Housing Allowance) LHA - Universal Housing. ****Contact our Enfield Office to Avoid Disappointment****

ADDITIONAL INFORMATION:

Please Note :

Church's Residential (Sales) or any Associates or Parties connected to Church's Residential Ltd or Church's Residential Lettings Ltd do not take no liability or responsibility to any of the mentioned content within this brochure or any of the mentioned wording or figures or measurements within this brochure or any marketing material, or any liability responsibility or in-regards to connections to any prospective purchaser or prospective selling vendors or any parties instructed by Church's. This is the full responsibility-liability of the selling vendors & purchasing parties own investigations pre proceeding's.

Church's Residential Ltd & Church's Lettings Ltd take no liability-responsibility to the Freehold title or any rights of way or boundaries or to the gardens or boundary titles or the full title or the Lease title or legal title of ownership or parking rights & including allocated parking rights or parking spaces to boundaries within or outside the property title or to past or present planning permissions or building 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

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

MAHON CLOSE, ENFIELD, EN1

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.

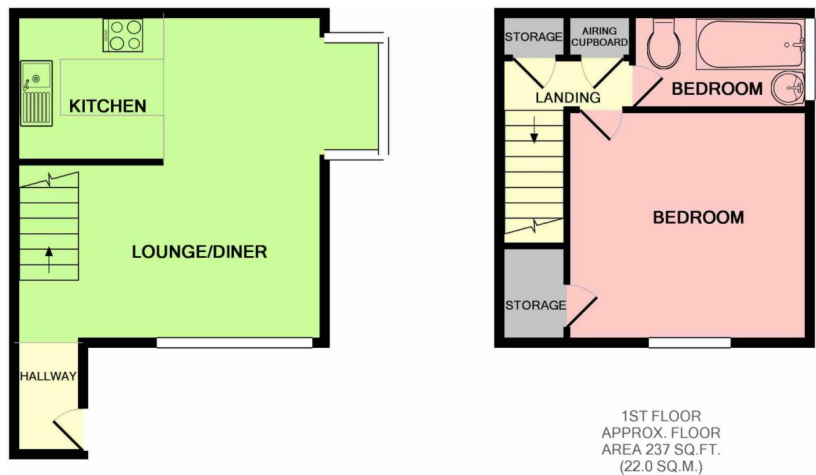
Please note all administrations to sale or purchase proceedings will need to be confirmed & advised & clarified by all prospective purchasers-vendors own investigations or instructed surveyors or instructed solicitors or legal conveyancer or any legal representative. Church's Residential Ltd or any associated staff members do not will not take any liability or responsibility to any cost's to the present or any future or post proceedings. 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 legal representatives or by ones instructed solicitors. Be Aware until the unconditional exchange of contracts selling or purchasing parties have the right to withdraw without notice.

The property brochure including photographs & any figures mentioned are all marketing material are only & strictly a guide & illustration purpose only..! **Please Note Terms and Conditions will Apply to all Prospective Purchasers or any parties connected to any Transactions will need to apply to The Anti Money Laundry Regulations & Industry Regulations - Including Church's

**

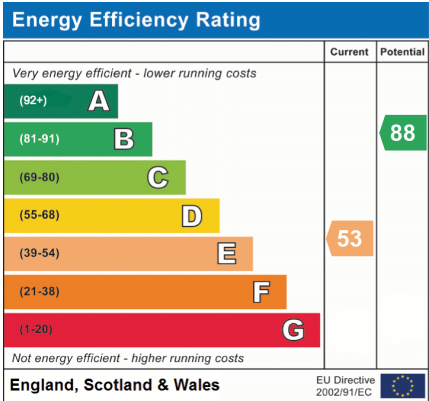
Please note and be aware all wording and photographs within his brochure are not to be used by any other persons or individuals or companies-estate agents without the authority and full consent of or by one of the Directors of Church's Residential or Lettings Departments in writing allowing any marketing wording or photographs either presently or in the future.

MAHON CLOSE, ENFIELD, EN1



GROUND FLOOR
APPROX. FLOOR
AREA 271 SQ.FT.
(25.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 508 SQ.FT. (47.2 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2019



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