

KAYS COURT, ENFIELD EN3



FOR SALE THIS ONE BEDROOM TOP FLOOR APARTMENT, Featuring ENTRY TELECOM, LAMINATED FLOORING, UPVC DOUBLE GLAZED WINDOWS & COMMUNAL PARKING TO THE REAR. The Property In Our Opinion OFFERS SPACIOUS & AIRY ACCOMMODATION THROUGHOUT with OPEN PLAN Living to Kitchen-Lounge, Spacious Reception Hallway & Bathroom. IDEAL FIRST TIME BUY Along with In Our Opinion FIRST TIME PROPERTY INVESTMENT. CHAIN FREE.

The Property is ideally Situated to Local Amenities including the Vibrant Shopping Facilities to the HERTFORD ROAD-PONDERS END, BUS ROUTES & a Choice of RAIL STATIONS BOTH LEADING TO LONDON'S LIVERPOOL STREET STATION & TUBE CONNECTION. VIEWINGS RECOMMENDED.

OFFERS IN EXCESS OF £180,000 LEASEHOLD

PROPERTY DETAILS:

COMMUNAL ENTRANCE:

Entry telecom & stairs to the 2nd floor to top floor.

RECEPTION HALLWAY:

13' 0" x 7' 0" (3.96m x 2.13m)

Narrowing to 3'0 - L-Shaped Hallway.

Entry telecom, tiled flooring, access to loft area, storage heater, doors leading to bathroom, lounge-kitchen & bedroom.

LOUNGE:

17' 0" x 12' 10" (5.18m x 3.91m) Narrowing to 9'8

L-Shaped lounge area, open plan to kitchen area, laminated flooring, UPVC double glazed window to front aspect, spot lighting, storage heater & TV point.

KITCHEN AREA:

9' 8" x 6' 0" (2.95m x 1.83m) Narrowing to 5'11

Range of units to base and eye level, sink unit with mixer taps, plumbed for washing machine, cooker point, partly tiled walls & extractor fan.

BEDROOM:

13' 5" x 8' 10" (4.09m x 2.69m)

To built-in wardrobes, storage heater & UPVC double glazed window to front aspect.

BATHROOM:

Comprising panelled bath with mixer taps & additional electric shower point, pedestal wash basin, low flush wc, partly tiled walls, tiled flooring, wall mounted heater & extractor fan.

EXTERIOR:

Communal parking to the rear with communal lawn area.

ADDITIONAL NOTES:

In Our Opinion The Property is an Ideal Buy For First Time Buyers looking to Step Onto The Property Ladder

or Property Investors to Add to an Existing Portfolio or First Time Investor. The Current Activity Levels for Rental is in Good Demand. Hence we expect to Achieve In The Region Of £1,250 - £1,350 Per Calendar Month (Subject To Activity Levels & Including The London Housing Allowance & Assisted Universal Housing).

Please Note : The Property is being Marketed with a Guide Price of £180,000.00 - £190,000.00 with Offers In Excess Of £180,000.00.

ADDITIONAL NOTES:

Please Note :

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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

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

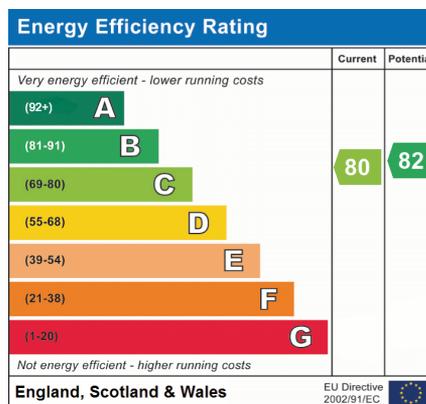
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