

CRANBORNE COURT, PUTNEY ROAD, ENFIELD EN3



EXCELLENT OPPORTUNITY FOR FIRST TIME BUYERS OR PROPERTY INVESTORS..!

THIS TWO BEDROOM TOP FLOOR Purpose Built APARTMENT Featuring UPVC DOUBLE GLAZING, FITTED KITCHEN, ENTRY INTERCOM & GARAGE. Ideally Situated within This POPULAR BLOCK within TREE LINED RESIDENTIAL TURNING, Ideally Located For SHOPPING FACILITES. OFFERED CHAIN FREE-VACANT POSSESSION-KEYS HELD.

The Property is also situated having ACCESS to Local AMENTIES to Include the Buses, its multiple HIGH ROAD of Independent Retailers, A CHOICE of OVER GROUND RAIL STATIONS of ENFIELD LOCK & TURKEY STREET Both LEADING INTO LONDON'S LIVERPOOL STREET STATION TUBE CONNECTIONS at Tottenham Hail & Seven Sisters, along with BUS ROUTES to a number of destinations VIEWINGS HIGHLY RECOMMENDED.

PRICE: £284,500 SHARE OF FREEHOLD

PROPERTY DETAILS:

ENTRANCE:

Communal access via intercom, stair leading to 2nd top floor & communal landing.

RECEPTION HALLWAY:

8' 0" x 3' 5" (2.44m x 1.04m)

Built-in cupboard, intercom, doors leading to bathroom, bedrooms & lounge-dining area.

LOUNGE:

17' 10" x 11' 0" (5.44m x 3.35m)

TV point, UPVC double glazed windows to front aspect, electric heater & open access to dining area.

DINING AREA:

11' 0" x 7' 0" (3.35m x 2.13m)

Built-in cupboards, open access to lounge & door leading to kitchen.

KITCHEN:

9' 0" x 7' 0" (2.74m x 2.13m)

Fitted kitchen units to base & eye level with rolled edged worktop surfaces, built-in electric oven, hob & stainless steel extractor fan above, plumbed for washing machine, built-in cupboard, dingle stainless steel sink unit & UPVC double glazed windows to side aspect.

BEDROOM ONE:

12' 5" x 10' 0" (3.78m x 3.05m)

Electric heater & UPVC double glazed window to front aspect.

BEDROOM TWO:

8' 5" x 12' 0" (2.57m x 3.66m)

Electric heater point & UPVC double glazed window to front aspect.

BATHROOM:

Comprising fitted white suite, low flush wc, pedestal

wash basin, panelled bath with mixer taps & partly tiled walls.

EXTERNAL:

Gated access leading to communal gardens, parking & garage.

ADDITIONAL NOTES:

In our Opinion The Property Is An Ideal First-time Buy for Young Family or Downsizing or Property Rental Investment, Ready To Go. The Property is situated within this Popular Block & Residential Turning, having access to Local Amenities, Transport Links of Buses & choice of Rail Stations Leading to Central London & Tottenham Hale-Seven Sisters for Tube Connections. Please note Church's have been advised by the current selling vendors the property is offered with share of freehold Church's are not nor will be liable to no liabilities to the stated or mentioned.

The Property is also ideally located for Bus Routes Leading to Enfield Town, Edmonton, Waltham Cross, along with Road Routes Leading to a number of destinations Via Road Routes.

In Our Opinion The Property Subject to Market Activities & London Housing Allowance (LHA) The Achievable Rental Per Calendar Month to be in the Region of £1,600.00 - £1,700.00.

ADDITIONAL INFORMATION:

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

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proceeding's.

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