

5, ROSEACRE LODGE, DURANTS ROAD, ENFIELD EN3



FOR SALE THIS ONE BEDROOM PURPOSE BUILT APARTMENT Featuring UPVC DOUBLE GLAZING, FITTED KITCHEN UNITS, LAMINATED FLOORING & ENTRY INTERCOM. In Our Opinion OFFERING SPACIOUS & AIRY ACCOMMODATION. IDEAL FIRST TIME BUY or PROPERTY INVESTMENT. The Property has been recently Decorated Throughout By Current Vendor. VIEWINGS RECOMMENDED.

The Property Located within Reach & Access to Local Amenities including TESCO SUPER MARKET & Local GROCERIES, COFFEE BARS, DOCTOR SURGERY, RED BUS ROUTES to a number of Destinations, OVER GROUND RAIL STATIONS of SOUTHBURY ROAD & PONDERS END LEADING to LONDON'S LIVERPOOL STREET STATION & TUBE CONNECTIONS At TOTTENHAM HALE STATION.

In Our Opinion An Excellent Package. All Viewings By Appointment.

GUIDE PRICE: £195,000 LEASEHOLD

COMMUNAL ENTRANCE:

Via entry intercom & communal stairs leading to the first floor.

INNER LOBBY:

Inner Lobby & door to hallway.

RECEPTION HALLWAY:

6' 0" x 2' 0" (1.83m x 0.61m)

Built-in cupboards, laminated flooring, doors leading to lounge, bedroom & bathroom.

LOUNGE:

14' 0" x 9' 8" (4.27m x 2.95m)

L-Shaped - Lounge-Dining Area, laminated flooring, electric heating, spot lighting, UPVC double glazed window to rear aspect, high skirting boards & access to kitchen.

KITCHEN:

7' 0" x 7' 5" (2.13m x 2.26m - Narrowing to 3'0)

L-Shaped, featuring fitted kitchen units to base & eye level, worktop surfaces, single stainless steel sink unit with mixer taps, built-in electric hob, oven with stainless steel extractor hood, plumbed for washing machine, spot lighting, tiled flooring, partly tiled walls & built-in double cupboard.

BEDROOM ONE:

13' 0" x 11' 5" (3.96m x 3.48m - Narrowing to 7'0)

L-Shaped - Laminated flooring, electric heating, high skirting boards, spot lighting & UPVC double glazed window to rear aspect.

BATHROOM:

Comprising panelled bath with mixer taps & shower attachments, pedestal wash basin with mixer taps, low wc, tiled flooring, tiled walls & extractor fan with wall mounted heater.

EXTERIOR:

Communal gardens & parking to the rear of the block.

ADDITIONAL NOTES:

In Our Opinion Ideal First Time Buy or to add or First Time Landlord to Portfolio, Subject to London Housing Allowance (LHA) & Activity Level's. In our opinion Current Demand is Strong. Hence archivable per calendar month in the region £1,350.00 - £1,400.00 pcm.

Please Note: The Property is being Marketed with a Guide Price & Offers In Excess Of £190,000.00 - £210,000.00. Terms & Conditions will Apply.

ADDITIONAL INFORMATION:

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

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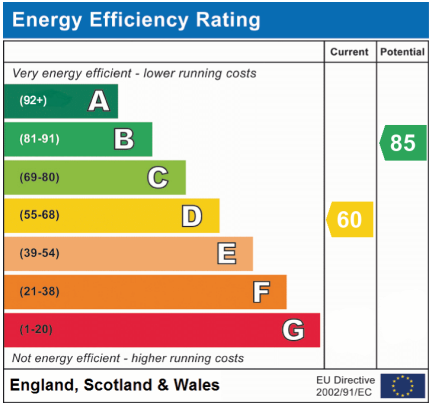
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