

## **BOUVIER ROAD, ENFIELD EN3**



**FOR SALE THIS ONE BEDROOM PURPOSE BUILT FIRST FLOOR FLAT, Featuring ENTRY TELECOM, DOUBLE GLAZED WINDOWS & BALCONY. The Property is Situated within Access to Local Amenities including the Popular Shopping Parades Located on The Hertford Road. In Our Opinion AN EXCELLENT OPPORTUNITY FOR FIRST TIME BUYERS or PROPERTY RENTAL INVESTMENT. CHAIN FREE.**

**The Property also Benefits from having Access to Local RAIL STATION of TURKEY STREET which LEADS to SEVEN SISTERS For TUBE CONNECTION & into LONDON'S LIVERPOOL STREET STATION. Along with Local BUS ROUTES LEADING to WALTHAM CROSS, ENFIELD TOWN & EDMONTON. In Our Opinion A GOOD PACKAGE.**

**PRICE: £185,000 LEASEHOLD**

**PROPERTY DETAILS:**

**ENTRANCE:**

Communal entrance via entry telecom & stairs to first floor.

**RECEPTION HALLWAY:**

11' 0" x 2' 10" (3.35m x 0.86m)

UPVC door leading into the hallway, built-in cupboards, doors to kitchen, bathroom, bedroom & lounge.

**LOUNGE:**

13' 10" x 12' 0" (4.22m x 3.66m)

UPVC double glazed window to aspect.

**BEDROOM:**

11' 10" x 9' 5" (3.61m x 2.87m)

UPVC double glazed window to aspect & double glazed door leading onto the balcony.

**KITCHEN:**

9' 0" x 6' 0" (2.74m x 1.83m)

Range of units to base & eye level with worktop surfaces, cooker point, sink unit with cupboard under, partly tiled walls, built-in storage cupboard & UPVC double glazed window to aspect.

**BATHROOM:**

Comprising low flush WC, panelled bath, pedestal wash basin, tiled walls, extractor fan & UPVC double glazed window to aspect.

**EXTERIOR:**

Communal areas.

**ADDITIONAL NOTES:**

In Our Opinion The Property is An Ideal Property Buy For First Time Buyers Stepping onto the

Property Market or property Investor to Add to existing Portfolio or First Time Landlord.

The Property Subject To Current Market Levels & Demands with & including Universal Housing - London Housing Allowances. The Achievable Rental Per Calendar Month to be In The Region of £1,250.00 - £1,300.00 pcm.

**ADDITIONAL INFORMATION:**

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

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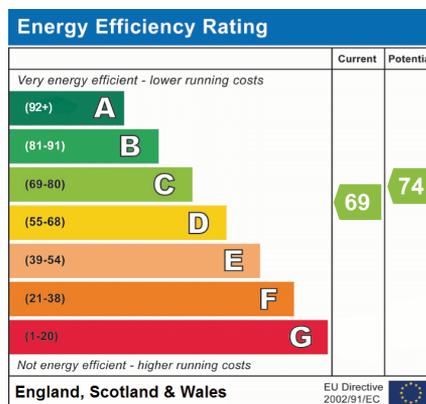
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