

COBBETT CLOSE, ENFIELD EN3



FOR SALE THIS REALISTICALLY PRICED ONE BEDROOM FIRST FLOOR PURPOSE BUILT APARTMENT, Featuring UPVC Double Glazing, Entry Telephone, Parking & Electric Heating. The Property is Situated as the END OF THIS RESIDENTIAL DEVELOPMENT. OFFERING CHAIN FREE & VACANT..!

The Property also Benefits with The Property being Located within Access to Local Amenities, a choice of RAIL STATIONS both LEADING into LONDON'S LIVERPOOL STREET STATION & TUBE CONNECTIONS at either TOTTENHAM HALE or SEVEN SISTERS & Local BUS ROUTES LEADING to WALTHAM CROSS, ENFIELD TOWN, EDMONTON GREEN & Beyond.

In Our Opinion Competitively Priced & would Suite FIRST TIME BUYERS - PROPERTY INVESTORS, Ideal In Stepping Onto The PROPERTY LADDER, Currently Active Rental Market.

GUIDE PRICE: £185,000 LEASEHOLD

PROPERTY DETAILS:

COMMUNAL ENTRANCE:

Via security entry telephone intercom, stairs to first floor landing & lobby.

RECEPTION HALLWAY:

6' 5" x 3' 10" (1.96m x 1.17m)

Doors to bedroom, bathroom, lounge & intercom telephone.

LOUNGE:

14' 0" x 10' 0" (4.27m x 3.05m - Narrowing to 9'5)

Electric heater, TV point, arch to kitchen & Upvc double glazed window to aspect.

KITCHEN:

10' 0" x 6' 5" (3.05m x 1.96m - Narrowing to 3'5)

Range of units to base & eye level with worktop surfaces, cooker point, partly tiled walls, single sink unit with drainer, plumbed for washing machine, built-in cupboard housing storage tank immersion & Upvc double glazed window to aspect.

BEDROOM:

12' 5" x 10' 5" (3.78m x 3.17m)

Electric heater, TV point & Upvc double glazed window to aspect.

BATHROOM:

Comprising panelled bath with mixer taps & shower attachments, pedestal wash basin, low flush wc, partly tiled walls to bath area & extractor fan.

EXTERIOR:

Communal gardens of green space & parking.

ADDITIONAL NOTES:

In Our opinion, The Property would suite & is Ideal For First Time Buyers to Step onto The Property Ladder, which is Competitively Priced, along with for Property

Landlords to add to there Current Portfolio or First Time Landlords.

The Property In Our Opinion would Generalize Subject To Market Activities along with Current London Housing Allowance-Universal Credit in The Region Of £1,250.00-£1,350.00 Per Calendar Month. Viewing Recommended.

The Property is being Marketed with A Guide Price Of £185,000.00 - £190,000.00 with Offers In Excess Of £185,000.00 Subject To Contract & Conditions.

Please Note the Lease is 150 Years Plus.

ADDITIONAL INFORMATION:

Please Note :

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Fixtures & Fittings are & will need to be confirmed &

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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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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.

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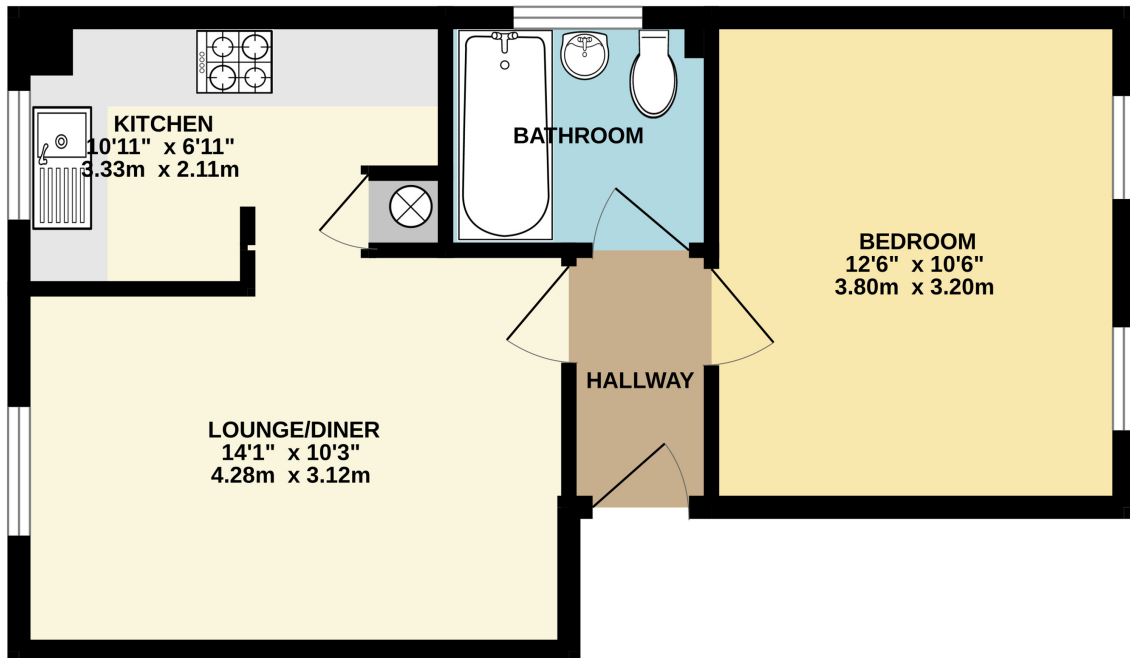
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1ST FLOOR
402 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA: 402 sq.ft. (37.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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