

## STONEHORSE ROAD, ENFIELD EN3



**IN OUR OPINION IDEAL FIRST TIME BUY OR PROPERTY INVESTMENT..!  
THIS ONE BEDROOM PURPOSE BUILT APARTMENT & Ideally Situated  
for all Local Amenities within Walking Distance to the HIGH ROAD  
SHOPPING FACILITIES with its variety of Independent Retailers, Nearby  
Retail, PARKS, LOCAL RAIL STATIONS Leading Into LONDON'S  
LIVERPOOL STREET STATION, BUS ROUTES Leading To ENFIELD TOWN,  
WALTHAM CROSS & EDMONTON GREEN-ANGEL & Local Road Routes To  
CHINGFORD. EXCELLENT PACKAGE..!**

**Located on the Top Floor with Views Over Looking to Local Park, Featuring  
Entry Telephone, Gas Central Heating, Upvc Double Glazing & Fitted  
Kitchen Units. In Our opinion IDEAL FIRST BUY FOR THE RENTAL  
MARKET or to ADD to Existing Portfolio. CHAIN FREE.**

**OFFERS IN REGION OF £195,000 LEASEHOLD**

## PROPERTY DETAILS:

### ENTRANCE:

Communal via entry phone system, stairs leading to the top floor-2nd floor.

### RECEPTION ENTRANCE:

9' 0" x 2' 5" (2.74m x 0.74m)

Entry phone, doors to bedroom, bathroom & lounge.

### LOUNGE:

11' 8" x 9' 5" (3.56m x 2.87m)

Radiator, coving to ceiling, upvc double glazed window to rear aspect with viewings over parkland. In our opinion pleasant aspect to views and access to kitchen.

### KITCHEN:

8' 0" x 6' 0" (2.44m x 1.83m)

Fitted units to base & eye level, worktop surfaces, built-in electric hob & oven, single sink unit with mixer taps, partly tiled walls, wall mounted gas boiler & upvc double glazed window to rear aspect.

### BEDROOM ONE:

9' 8" x 7' 10" (2.95m x 2.39m)

To Fitted Built-In Wardrobe. Radiator & upvc double glazed window to front aspect.

### BATHROOM:

Wash hand basin with mixer taps, panelled bath with mixer taps, low flush wc, partly tiled walls, radiator & extractor fan.

### EXTERIOR:

The exterior areas combine of parking area and communal gardens, which are located to the rear of the block backing onto parkland.

## ADDITIONAL INFORMATION-NOTES:

The Property is In Our Opinion is An Excellent Opportunity to Buy to Add to Existing Portfolio or First Time Landlords. Currently to the Market Activity-Levels & Demand Including The London Housing Allowance (LHA) The Property Rental Value to be in the region of £1,250-£1,350 per calendar month. (Subject To market Conditions). The Property is Chain Free.

## ADDITIONAL NOTES:

Please Note :

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Fixtures & Fittings are & will need to be confirmed &

## 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**

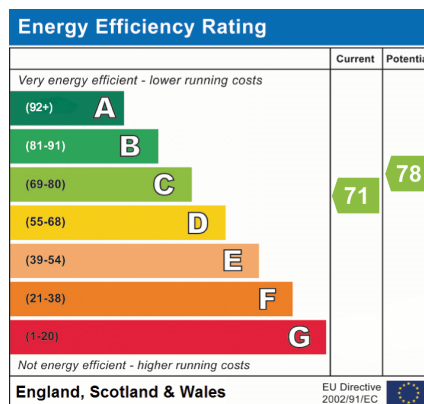
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The property brochure including photographs & any figures mentioned are all marketing material are only & strictly a guide & illustration purpose only..!  
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