

CELADON CLOSE, ENFIELD EN3



EXCELLENT OPPORTUNITY FOR FIRST TIME BUYERS or PROPERTY INVESTORS-LANDLORDS THIS In Our Opinion IMMACULATE PRESENTED STUDIO APARTMENT with SEPARATE SLEEPING AREA, FITTED KITCHEN & BATHROOM SUITE. Also having UNDER FLOOR HEATING, UPVC DOUBLE GLAZED WINDOWS. Ready To Move Into or Rent. Having A Good Lease. VIEWING RECOMMENDED..!

The Property is Ideally Situated to LOCAL RAIL STATION LEADING to TOTTENHAM HALE with TUBE CONNECTION & into LONDON'S LIVERPOOL STREET STATION CITY of LONDON & BUS ROUTES LEADING to WALTHAM CROSS, ENFIELD TOWN, EDMONTON & BEYOND. In Our Opinion OFFERING AN EXCELLENT PACKAGE.

OFFERS IN EXCESS OF: £190,000 LEASEHOLD

PROPERTY DETAILS:

ENTRANCE:

Via communal security entry into communal area & stairs leading to first floor & inner lobby.

RECEPTION HALLWAY:

21' 0" x 5' 5" (6.40m x 1.65m)

Door leading into hallway, laminated flooring, doors to lounge & bathroom, also built-in cupboard housing hot water tank.

LOUNGE/DINER:

16' 9" x 12' 0" (5.11m x 3.66m)

L-Shaped - Laminated flooring, TV point, built-in storage cupboard, which is floor to ceiling, double doors leading into the separate sleeping area & kitchen.

KITCHEN:

7' 1" x 5' 11" (2.17m x 1.80m)

In Our Opinion, Nicely fitted Shaker Style kitchen units to base & eye level, worktop surfaces, tiled walls, laminated flooring, built-in fitted oven, hob with stainless steel extractor hood with shelving, stainless steel sink unit with mixer taps, plumbed for washing machine & Upvc double glazed window to aspect. Enough room for fridge freezer Tower.

SEPARATE SLEEPING AREA:

8' 8" x 6' 5" (2.63m x 1.95m)

Laminated flooring & Upvc double glazed window to aspect. Enough space for double bed.

BATHROOM SUITE:

5' 5" x 4' 0" (1.65m x 1.21m)

In Our Opinion, Nicely fitted Modern Suite comprising of fitted wash basin, combing low flush wc, panelled bath with mixer taps & shower head, tiled walls, heated towel rail & New extractor fan.

EXTERIOR:

Communal areas & parking for vehicles.

ADDITIONAL NOTES:

In Our opinion The Property is An Ideal Property For First Time Buyers or Local Housing Rental Market For First Time Landlords or To Add To A Current Portfolio. The Property Currently we suggest & In Our opinions would Achieve In The Region £1,150.00 - £1,200.00 Per Calendar Month Subject To Local Housing allowances & Housing Allowances & Market Activity Levels.

Please Note: The Property is being Marketed with Offers In Excess Of £190,000.00 Guide Price.

ADDITIONAL INFORMATION:

Please Note :

Church's Residential (Sales) or any Associates or Parties connected to Church's Residential Ltd or Church's Residential Lettings Ltd do not take no liability or responsibility to any of the mentioned content within this brochure or any of the mentioned wording or figures or measurements within this brochure or any marketing material, or any liability responsibility or in-regards to connections to any prospective purchaser or prospective selling vendors or any parties instructed by Church's. This is the full responsibility-liability of the selling vendors & purchasing parties own investigations pre proceeding's.

Church's Residential Ltd & Church's Lettings Ltd take no liability-responsibility to the Freehold title or any rights of way or boundaries or to the gardens or boundary titles or the full title or the Lease title or legal title of ownership or parking rights & including allocated parking rights or parking spaces to boundaries within or outside the property title or to past or present planning permissions or building

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

CELADON CLOSE, ENFIELD, EN3

regulations relating to the property or to the construction of the property-dwelling including any extensions or any change/s of use externally-internally to the property this includes to past or present or future liabilities.

Fixtures & Fittings are & will need to be confirmed & 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.

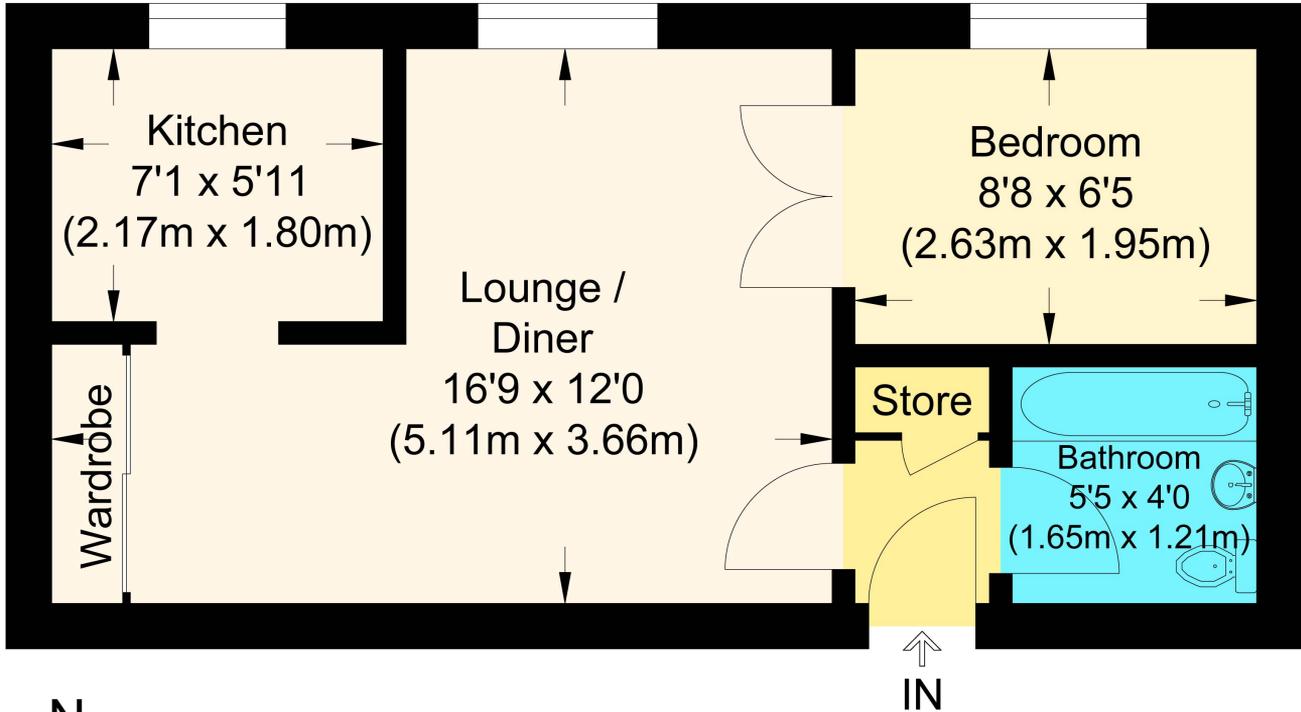
Please note all administrations to sale or purchase proceedings will need to be confirmed & advised & clarified by all prospective purchasers-vendors own investigations or instructed surveyors or instructed solicitors or legal conveyancer or any legal representative. Church's Residential Ltd or any associated staff members do not will not take any liability or responsibility to any cost's to the present or any future or post proceedings. This includes to any Service Charges or Ground Rent to the present or future sums. This will need to be confirmed by applicants own investigations or instructed legal representatives or by ones instructed solicitors. Be Aware until the unconditional exchange of contracts selling or purchasing parties have the right to withdraw without notice.

The property brochure including photographs & any figures mentioned are all marketing material are only & strictly a guide & illustration purpose only..!
**Please Note Terms and Conditions will Apply to all Prospective Purchasers or any parties connected to any Transactions will need to apply to The Anti Money Laundry Regulations & Industry Regulations - Including Church's **

Please note and be aware all wording and photographs within his brochure are not to be used by any other persons or individuals or companies-estate agents without the authority and full consent

of or by one of the Directors of Church's Residential or Lettings Departments in writing allowing any marketing wording or photographs either presently or in the future.

CELADON CLOSE, ENFIELD, EN3



Celadon Close, EN3 7RJ

Approximate Gross Internal Floor Area : 28.90 sq m / 311.07 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	75	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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