

HALE HOUSE, GROVE ROAD WEST, ENFIELD EN3



****IN OUR OPINION REALISTICALLY PRICED**OFFERING A GREAT PACKAGE** THIS STUDIO APARTMENT**OFFERS AN EXCELLENT OPPORTUNITY**IDEAL FIRST TIME BUY or RENTAL PROPERTY INVESTMENT**IDEAL For The LOCAL RENTAL MARKET (which in our opinion currently in High Demand) FEATURING ENTRY INTERCOM, Secure PARKING**GAS CENTRAL HEATING** Close Proximately of all LOCAL AMENITIES, Coffee Bars, Chemists, Supermarkets & Local sports Centre. CHAIN FREE - VEIWING HIGHLY RECOMMENDED.**

The Property Benefitting from Local Transport Links Including BUS ROUTES Leading to WALTHAM CROSS, NORTH LONDON, ENFIELD TOWN & BEYOND Choice of RAIL LINKS of ENFIELD LOCK & TURKEY STREET RAIL STATION LEADING to LONDON'S LIVERPOOL STREET STATION Also CONNECTIONS For TUBE at TOTTENHAM HALE or SEVEN SISTERS.

For Further Information Please Contact Church's Enfield Office. All Viewings Strictly By Appointments ..!

OFFERS IN EXCESS OF: £135,000 LEASEHOLD

PROPERTY DETAILS:**COMMUNAL ENTRANCE:**

Via entry intercom & stairs to first floor.

RECEPTION HALLWAY:

7' 0" x 8' 0" (2.13m x 2.44m - Narrowing to 3'0)

Entry intercom, radiator, built-in cupboards & doors leading to bathroom & lounge.

LOUNGE-BEDROOM:

25' 0" x 10' 0" (7.62m x 3.05m)

Radiators, TV point, window to rear aspect & access leading to the kitchen.

KITCHEN:

6' 5" x 6' 0" (1.96m x 1.83m)

Range of units, sink unit, cooker point, plumbed for washing machine, wall mounted gas boiler & window to rear aspect.

BATHROOM:

8' 0" x 5' 0" (2.44m x 1.52m)

Comprising panelled bath with mixer taps, pedestal wash basin with mixer taps, low flush wc, radiator & extractor fan.

EXTERIOR:

Communal area for parking, allocated parking.

ADDITIONAL NOTES:

In Our Opinion The Property is an Excellent Buy to Add to Existing Portfolio & Realistically Priced for either First Time buyers or Rental Property, Investment subject to Market conditions & Activity Levels. The Archivable Rental In The Region Of £1,050.00 - £1,150.00 per calendar month. Terms & Conditions Will Apply.

The Property is being Marketed at £135,000.00

Offers In Excess Of with a Guide Price of £135,000.00 - £145,000.00.

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 on 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 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 &

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

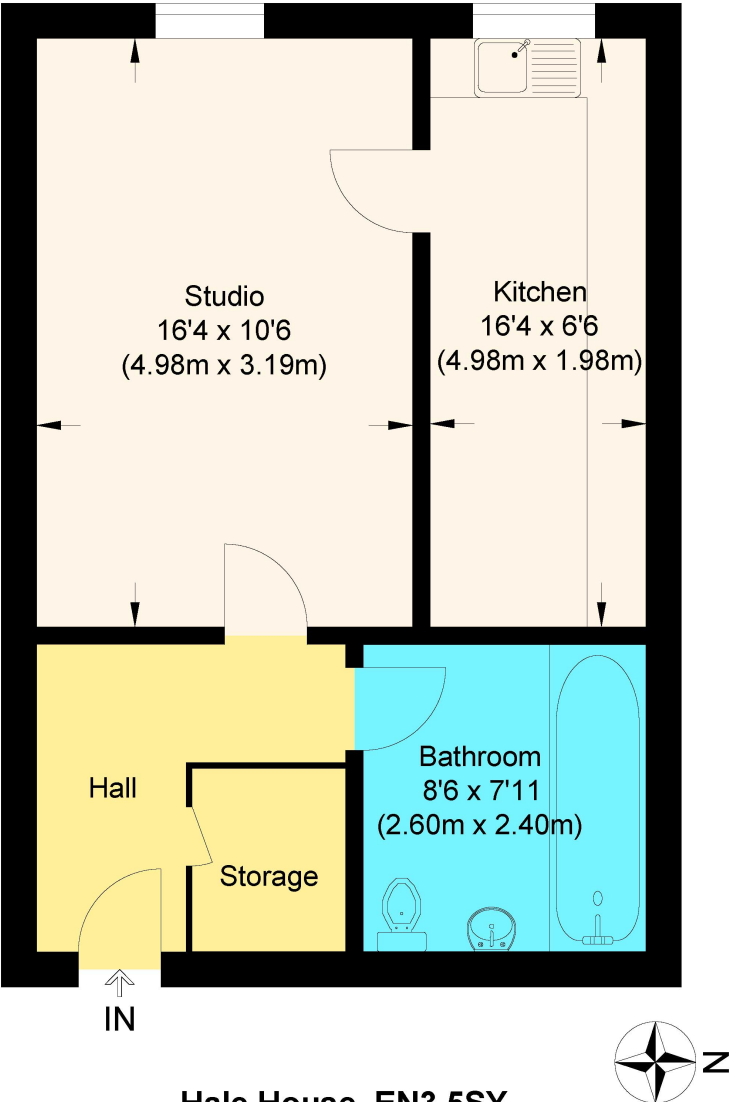
HALE HOUSE, GROVE ROAD WEST, ENFIELD, EN3

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 **

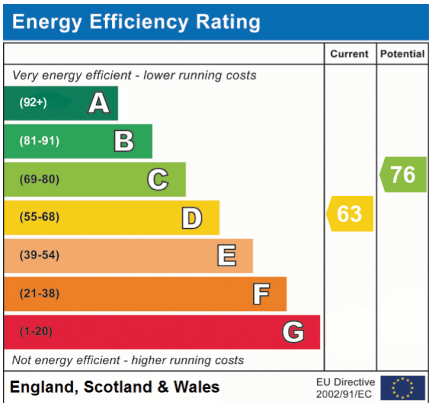
Please note and be aware all wording and photographs within his brochure are not to be used by any other persons or individuals or companies-estate agents without the authority and full consent of or by one of the Directors of Church's Residential or Lettings Departments in writing allowing any marketing wording or photographs either presently or in the future.

HALE HOUSE, GROVE ROAD WEST, ENFIELD, EN3



Hale House, EN3 5SY

Approximate Gross Internal Floor Area : 37.67 sq m / 405.47 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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