

TRINITY STREET, CHASE SIDE, ENFIELD TOWN EN2



ATTENTION ALL FIRST BUYERS * or *** PROPERTY INVESTORS *** THIS EXCELLENT OPPORTUNITY *** TWO BEDROOM TOP FLOOR APARTMENT. Featuring Entry Intercom - Fitted Kitchen Units - Fitted Bathroom Suite - Communal Gardens with Wonderful Views to The Rear Aspect.**

In Our Opinion WONDERFULLY LOCATED to the POPULAR SHOPPING AREAS of CHASE SIDE, LANCASTER ROAD & ENFIELD TOWN'S CENTRAL SHOPPING CENTRE with it's vibrant Local Amenities, MARKET DAYS Ranging from a number of Independent Retailers Coffee Bars & Restaurants. BUS ROUTES Leading to a Number of Destinations along with GOOD LINKS to OVERGROUND RAIL STATIONS of GORDAN HILL, ENFIELD CHASE which LEAD to FINSBURY PARK having TUBE CONNECTION & Leading into CENTRAL LONDON'S MOORGATE STATION.

This Realistically SPACIOUS & AIRY ACCOMMODATION situated on the Top Floor Offers, In Our Opinion Generous Sized Accommodation. *NO UPWARD CHAIN & OFFERED CHAIN FREE *** KEYS HELD *** VIEWINGS HIGHLY RECOMMENDED..!**

£255,000 LEASEHOLD

PROPERTY DETAILS:

ENTRANCE:

Communal entry intercom & stairs to the top floor being second floor.

RECEPTION HALLWAY:

6' 0" x 5' 0" (1.83m x 1.52m)

Access to loft area, built-in cupboard housing immersion tank, doors to bathroom, lounge & bedrooms.

LOUNGE:

16' 0" x 11' 5" (4.88m x 3.48m)

TV point, electric heating, wall light fittings, double glazed windows to rear aspect, in our opinion fantastic views over communal gardens & partly Chase Side, & access to kitchen.

KITCHEN:

8' 5" x 6' 10" (2.57m x 2.08m)

Fitted kitchen units to base & eye level with worktop surfaces, built-in cupboard, partly tiled walls, one and a half bowl sink unit, cooker point, lino flooring, double glazed windows to rear elevation, in our opinion fantastic views over communal gardens & partly over Chase side.

BEDROOM ONE:

12' 5" x 9' 5" (3.78m x 2.87m)

Electric heating & double glazed window to front aspect.

BEDROOM TWO:

9' 0" x 7' 0" (2.74m x 2.13m)

Electric heating & double glazed window to front aspect.

BATHROOM:

Comprising pedestal wash basin, low flush wc, panelled bath with mixer taps, tiled walls, tiled flooring, Dimplex heater & spot lighting.

EXTERIOR:

Communal area & gardens.

ADDITIONAL NOTES:

In Our Opinion, The Property is An Ideal First Time Buy or Local Property Investment, subject to the (LHA) London Housing Allowance. The Achievable Rental In The Region of £1600.00 - £1625.00 Subject to Current Market Demands & Activity. Ready To Move Into or Rent..!"

ADDITIONAL INFORMATION:

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

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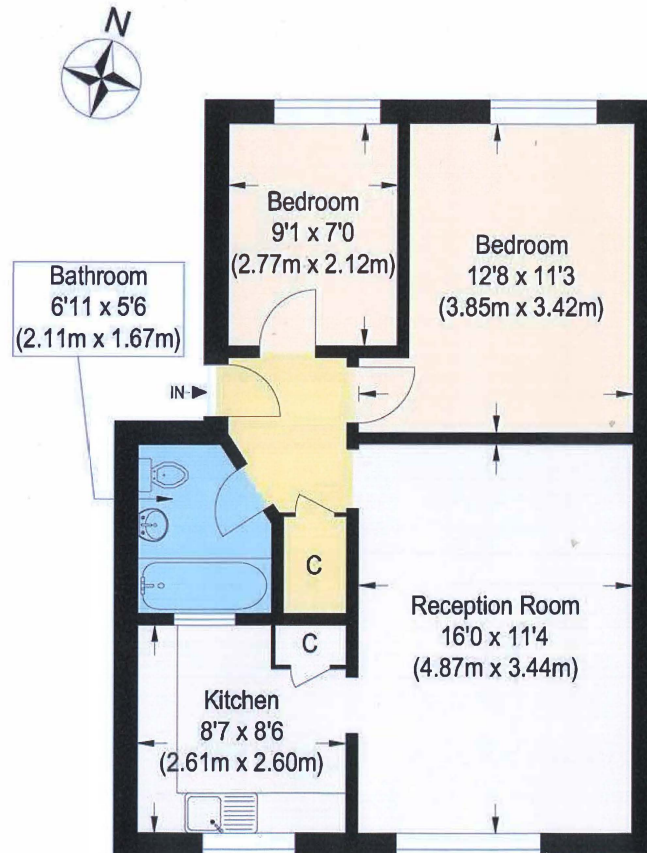
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Trinity Street, Enfield
£279,000



Trinity-Street.jpg



Second Floor
Church's
Residential Sales & Lettings
Trinity Street

Approximate Gross Internal Floor Area : 50.50 sq m / 543.57 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	64	
(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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