

MALTBY DRIVE, ENFIELD, MIDDLESEX EN1



UNEXPECTEDLY BACK ON THE MARKET..! NICELY PRESENTED THIS TWO BEDROOM FIRST FLOOR PURPOSE BUILT APARTMENT. Featuring MODERN FITTED KITCHEN & BATHROOM, ENTRY TELEPHONE, UPVC DOUBLE GLAZED WINDOWS & EN-SUITE DRESSING AREA. The Property Situated within Access to Local Amenities including RAIL STATION LEADING To LONDON LIVERPOOL STREET STATION, RED BUS ROUTES To EDMONTON & Beyond, LOCAL SCHOOLING, SPORTS CENTRE & Nearby RETAIL PARKS with its many HIGH STREET RETAILERS.

In Our opinion The Property Offers An Excellent Opportunity For FIRST TIME BUYERS or PROPERTY INVESTORS, either to Add to CURRENT PORTFOLIO Or FIRST TIME LANDLORD. REALISTICALLY PRICED, EXCELLENT PACKAGE..!

£275,000 SHARE OF FREEHOLD

PROPERTY DETAILS:

COMMUNAL ENTRANCE:

Via entry telephone and stairs to first floor.

RECEPTION HALL:

9' 0" x 4' 0" (2.74m x 1.22m - Narrowing to 2'6)

L-Shaped:

Doors leading to bedrooms, bathroom & lounge, built-in cupboard and laminated flooring.

LOUNGE:

18' 0" x 10' 0" (5.49m x 3.05m)

Laminated flooring, TV point, Upvc double glazed window to aspect, feature shelving, coving to ceiling, storage heater and access to kitchen.

KITCHEN:

8' 5" x 7' 5" (2.57m x 2.26m)

Modern fitted kitchen in Gloss White with fitted electric oven & hob with pull out extractor fan, partly tiled walls, single stainless steel sink unit with mixer taps, lino flooring and Upvc double glazed window to aspect.

BEDROOM ONE:

11' 0" x 8' 5" (3.35m x 2.57m)

Upvc double glazed window to aspect, laminated flooring and open access leading to en-suite dressing area.

EN-SUITE DRESSING AREA:

Comprising, sink unit and built wardrobes.

BEDROOM TWO:

9' 0" x 6' 0" (2.74m x 1.83m)

Built-in wardrobe, laminated flooring and Upvc double glazed window to aspect.

BATHROOM:

Fitted suite in white, in our opinion nicely fitted, low flush wc, pedestal wash basin, panelled bath with mixer taps & shower attachments with screen, built in cupboard housing storage tank, tiled walls, tiled flooring, extractor fan and Upvc double glazed window to aspect.

EXTERIOR:

Communal parking with allocated parking & gardens with mature shrubs and trees.

ADDITIONAL NOTES:

In Our Opinion The Property would suite First Time Buyers looking to step onto the Property Market or Property Investment. Located to Local Amenities, Bus Routes & Choice of Over Rail Stations Leading To The City with Tube Connections.

The Property Subject To Current Rental Activity & Demand to include The London Housing Allowance (LHA) we recommend Marketing The Property In The Region Of £1,450.00 - £1,500.00 Per Calendar Month & Achieve.

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

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ownership to whole gardens or parking rights & including allocated parking rights parking spaces to boundaries within or outside it's property title or to any 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.

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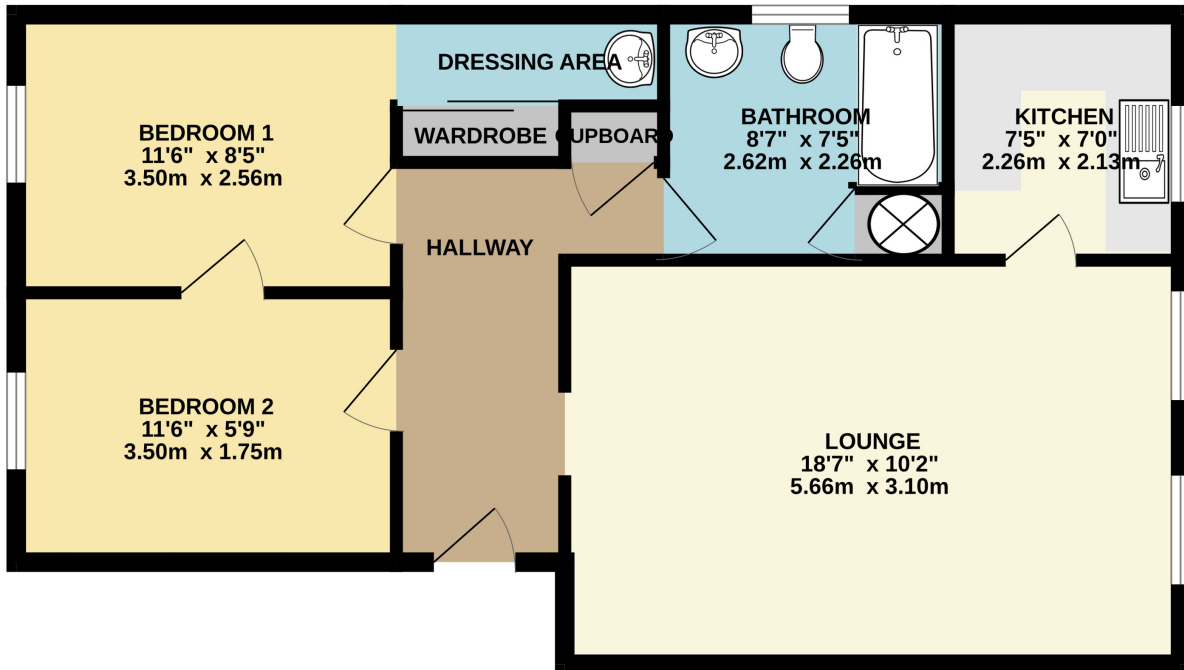
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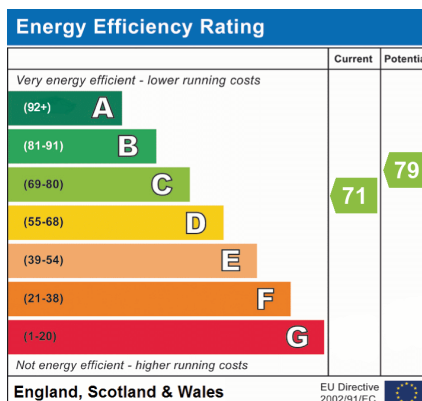
GROUND FLOOR



TOTAL FLOOR AREA : 570 sq.ft. (53.0 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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