



Flat 1, 2a St Stephens Road, Enfield, Greater London. EN3 5UJ

Satchells





## 3 Bedroom Flat £300,000 Leasehold

Set just off the popular Hertford road, with easy access to Enfield wash main Line train station, is this ground floor 3 bedroom property.

Offered to the market on a chain free basis the property boasts a modern and large open plan kitchen lounge three good size bedrooms and a family bathroom. Outside there is off street parking for one car. The property is currently rented out for £2100 PCM and this offers a yield of 8.3%.

- Three bedrooms
- Off street parking
- Great investment
- Current rent £2100 PCM
- Double glazed
- Central location
- Chain free
- EPC rating E. Council tax band D

## Ground Floor

### Open Plan Kitchen/Lounge:

Abt. 20' 6" x 17' 5" (6.25m x 5.31m) Range of units and work tops, with roll top work surfaces, sink and drainer unit, plumbed for washing machine, double glazed window to front aspect wooden floor.

### Bedroom One:

Abt. 12' 3" x 12' 5" (3.73m x 3.78m) Double glazed window to front aspect rad fitted carpet.

### Bedroom Two:

Abt. 11' 6" x 11' 0" (3.51m x 3.35m) Double glazed window to front aspect rad fitted carpet.

### Bedroom Three:

Abt. 11' 6" x 6' 6" (3.51m x 1.98m) Double glazed window to front aspect rad fitted carpet.

## Bathroom:

Abt. 6' 8" x 6' 5" (2.03m x 1.96m) Panelled bath with over head power shower, low level WC and wash hand basin.

## Outside

### Front Garden:

Off street parking for 1 car.

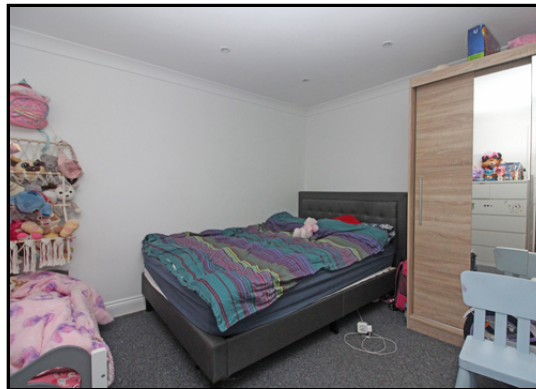
## Additional Information

### Agents Note:

Draft particulars yet to be approved by vendor and maybe subject to change.

### Anti-Money Laundering (AML):

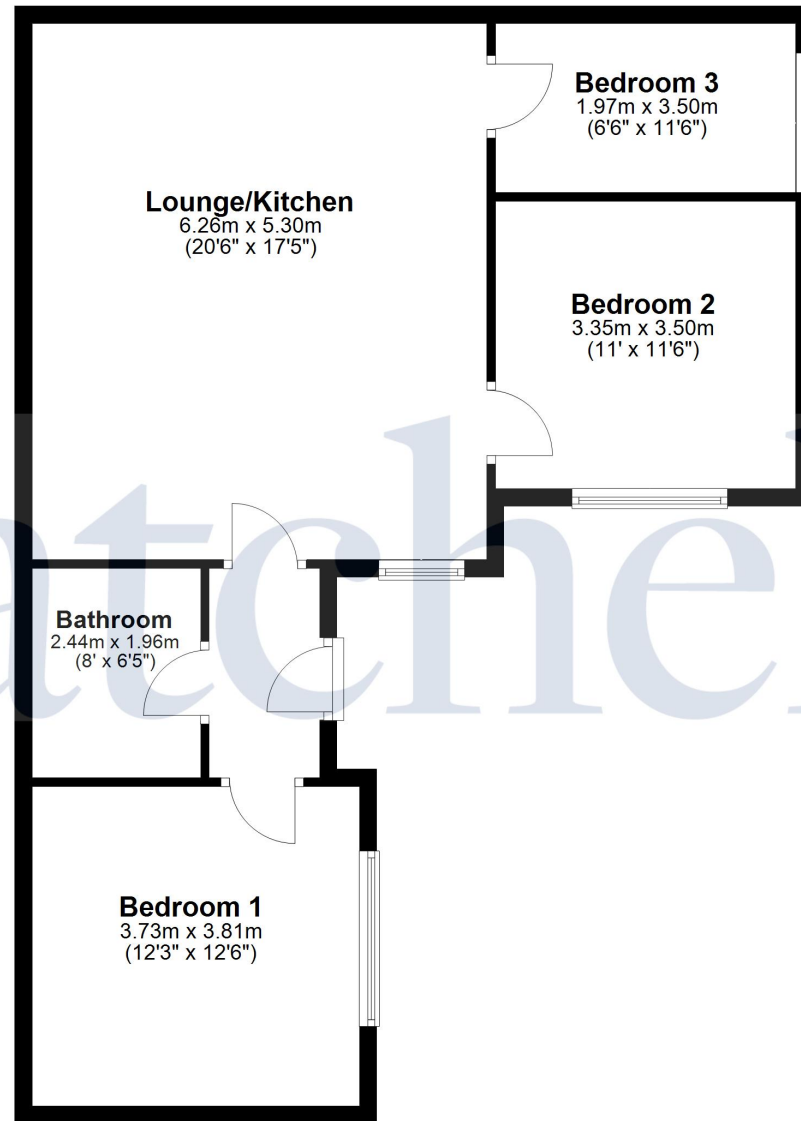
It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.



These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

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## Ground Floor



For illustration purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.