

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..!**

GUIDE PRICE: £265,000 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..!"

Please Note : The Property is being Marketed with a Guide Price of £265,000.00 - £275,000.00 with Offers In Excess Of £265,000.00.

ADDITIONAL INFORMATION:

Please Note :

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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.

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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 rely 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

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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

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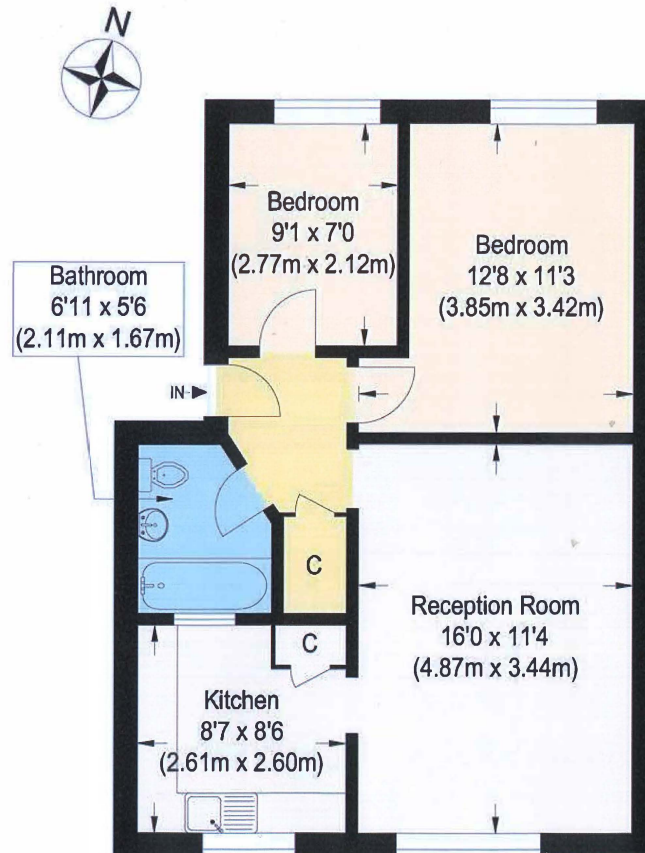
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Trinity Street, Enfield
£279,000



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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