

KEATS CLOSE, PONDERS END, MIDDLESEX EN3



THIS GROUND FLOOR APARTMENT HAVING BEEN DECORATED THROUGHOUT & NICELY PRESENTED. CHAIN FREE & VACANT POSSESSION. Featuring ENTRY PHONE Entrance, Fitted KITCHEN UNITS, Fitted BATHROOM SUITE & ELECTRIC HEATING. The Property is Located within Access to Local Amenities, Local BUS ROUTES & to PONDERS END SHOPPING PARADES with its Multiple RETAILERS, Access by RAIL into LONDON LIVERPOOL STREET STATION either by PONDERS END or SOUTHBURY ROAD OVER GROUND STATIONS & having TUBE CONNECTIONS at TOTTENHAM HALE - SEVEN SISTERS.

In Our Opinion AN EXCELLENT OPPORTUNITY For FIRST TIME PURCHASERS or PROSPECTIVE LANDLORDS & An Additional INVESTMENT To CURRENT PROPERTY PORTFOLIO. Contact Our Enfield Branch For Viewings..!

£195,000 LEASEHOLD

PROPERTY DETAILS:

COMMUNAL ENTRANCE:

Entry phone, communal hallway to the apartment.

RECEPTION HALLWAY:

8' 5" x 6' 0" (2.57m x 1.83m - Narrowing to 2'10")
L-Shaped Hallway, entry phone, laminated flooring, electric heater, access to bathroom, lounge & bedroom and built-in cupboard housing immersion tank.

LOUNGE:

13' 0" x 9' 0" (3.96m x 2.74m)
Electric heater, window to aspect and access to kitchen.

KITCHEN:

8' 9" x 6' 0" (2.67m x 1.83m)
Fitted kitchen units to base & eye level, worktop surfaces, single stainless steel sink unit, fitted hob, fitted oven & extractor fan, laminated flooring, partly tiled walls to worktop surfaces, plumbed for washing machine & window to aspect.

BEDROOM:

10' 5" x 10' 0" (3.17m x 3.05m)
Laminated flooring, electric heater and window to aspect.

BATHROOM:

Nicely fitted & decorated, comprising panelled bath, pedestal wash basin, low flush wc, partly tiled walls, extractor fan, wall mounted heater and lino flooring.

EXTERIOR:

Communal areas of lawn & trees, located bin areas and parking.

ADDITIONAL NOTES:

In Our Opinion The Property would suit a First Time Landlord or Existing Landlords to add to Current Property Portfolio. First Time Buyers looking to Step Onto The Property Ladder. In Our Opinion & Subject to London Housing Allowance Rates, The Achievable Monthly Rental to be in the Region Of £1,250 - £1,350 Per Calendar Month To Current Market Conditions & Activity Levels. (Inclusive of the London Housing Allowance (LHA) - Universal Credit).

ADDITIONAL INFORMATION.

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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 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

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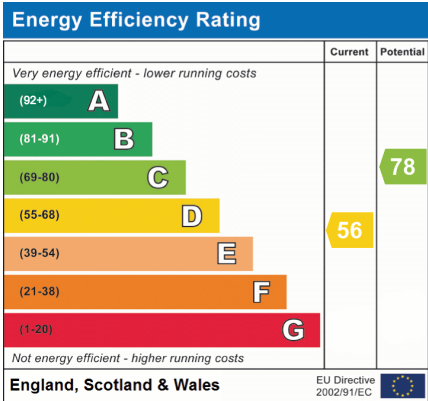
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