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Lincoln Road, Enfield, EN1 2DE

£335,000

Spacious two double bedroom apartment within minutes walks of Enfield Town Centre and Enfield Town Train Station and Enfield Chase Station.

This first floor apartment has excellent living space particularly with its 20 foot lounge/dining room and two good size bedrooms whilst the modern bathroom is only 3 years old and the kitchen is well equipped.

There are communal gardens to the front and rear plus GARAGE and there is a lengthy lease remaining of 950 years plus.



FRONT

Communal entrance with intercom.

HALLWAY

Carpeted flooring, phone intercom entry system, storage cupboard.

LOUNGE/DINER

20'0 x 17'0 (widest) (6.10m x 5.18m (widest))
Extremely spacious lounge/diner with carpeted flooring, two radiators, double glazed windows to rear and open entrance to kitchen.

KITCHEN

10'6 x 10'2 (3.20m x 3.10m)
Good size kitchen with a range of base and eye level units and work top surface. Space for cooker with extractor filter hood over, plumbing for washing machine, sink with drainer and splash back tiles. Cupboard housing boiler, vinyl flooring and double glazed window to rear.

BEDROOM ONE

13'6 x 9'9 (4.11m x 2.97m)
Good size double bedroom with built in wardrobes, carpeted flooring, radiator and double glazed windows to front.

BEDROOM TWO

10'5 x 9'8 (3.18m x 2.95m)
Second double bedroom with built in storage cupboard, carpeted flooring, radiator and double glazed window to front.

BATHROOM

9'8 x 5'2 (2.95m x 1.57m)
Modern recently fitted bathroom comprising of bath with shower attached, hand basin with vanity unit below and low level WC. Tiled floors and walls and chrome towel radiator.

GARAGE

COMMUNAL GARDEN - FRONT AND REAR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR



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 misstatement. 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 is given as to their operability or efficiency rate being given.
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We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

