

Lanes

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Flat 225 Towerpoint, 52 Sydney Road, Enfield, EN2 6SZ

£315,000

CASH BUYERS ONLY ** OPEN TO OFFERS ***** CHAIN FREE *****

Lanes are delighted to offer this two bedroom duplex apartment situated in the heart of Enfield Town, convenient for both Enfield Chase and Enfield Town rail stations and multiple shopping facilities. Amongst many benefits, some are to include; lift in block, en-suite to master bedroom, terrace and additional balcony, 100 plus year lease, permit parking, video entry system and a separate kitchen. Internal viewing highly recommended.



Inner Hallway

Laminate wood flooring, telephone entry system, alarm panel, storage cupboard housing fuse box, stairs to first floor landing, doors to lounge, kitchen and bathroom.

Lounge

18'1" x 17'9" (5.51m" x 5.41m")
Laminate wood flooring, spotlights to ceiling, television aerial point, uPVC double glazed window to rear aspect, sliding uPVC double glazed door leading to terrace area.

Kitchen

11'2" x 8'6" (3.40m" x 2.59m")
Eye and base level units, integrated fridge/freezer, integrated dishwasher, integrated washing machine, fitted electric oven, fitted electric electric hob with extractor over, fitted microwave, part-tiled walls, tiled flooring, spotlights to ceiling, sink with mixer tap.

Bathroom

Spotlights to ceiling, tiled flooring, tiled walls, low level WC, pedestal wash hand basin with mixer tap, bath with mixer tap and shower attachment.

First Floor Landing

Sky light to ceiling, storage cupboard housing water tank, spotlights to ceiling, doors to both bedrooms.

Bedroom One

14'7" x 11'9" (4.45m" x 3.58m")
Spotlights to ceiling, uPVC double glazed sliding door leading to balcony, fitted wardrobe, door to en-suite

En-Suite

Tiled flooring, tiled walls, pedestal wash hand basin with mixer tap, heated towel rail, low level WC, walk in shower cubicle, spotlights to ceiling, shaving point.

Bedroom Two

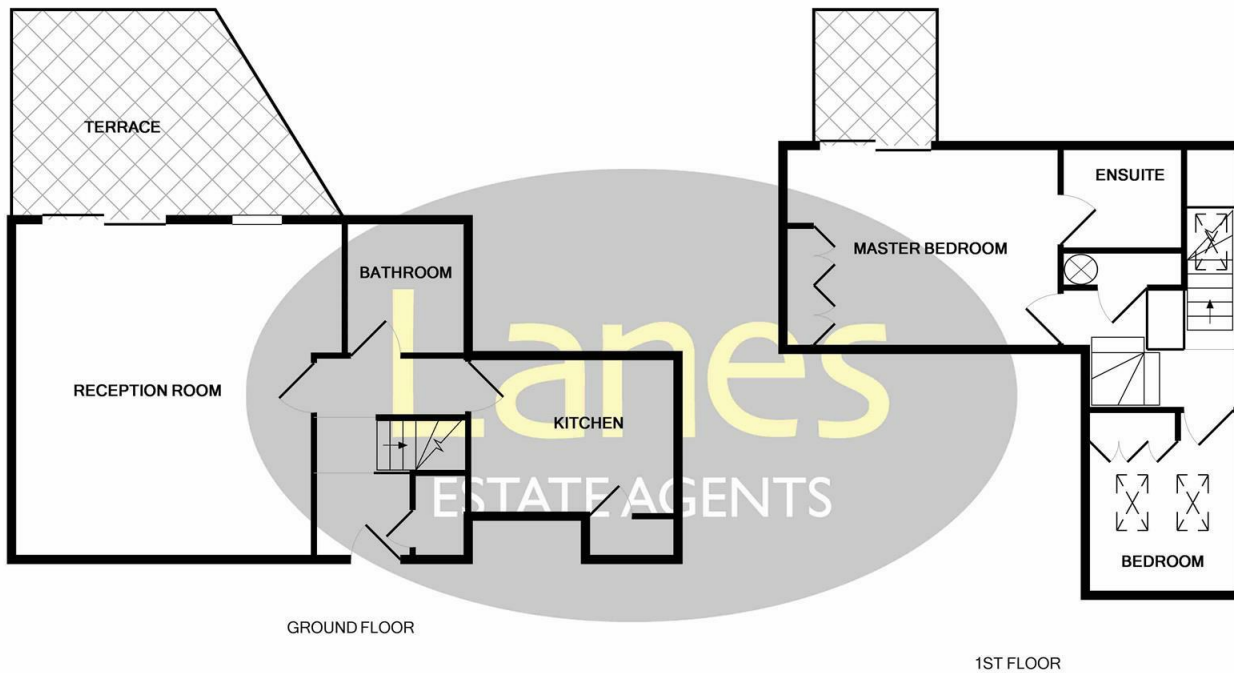
10'0" x 8'3" (3.05m" x 2.51m")
Laminate wood flooring, two sky lights,

Terrace

Paved area.

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			
		59	62
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			
		63	65
England & Wales		EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Made with Metropix ©2019

IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

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.

