

Jersey House, Enfield, EN3 5UY



£1,100

ONE DOUBLE BEDROOM APARTMENT in a sought after location off the Hertford Road having great links to all local amenities and train stations offering ideal links into the City. This boasts from a spacious living/dining area, fitted kitchen and breakfast bar, one double bedroom, stunning viewings, communal grounds gardens and parking.

Available 14th July

**COMMUNAL FRONT DOOR TO
COMMUNAL ENTRANCE
HALLWAY**

WITH STAIRCASE AND LIFT TO:

EIGHTH FLOOR TO:

OWN FRONT DOOR TO

ENTRANCE HALLWAY

13'2 x 3'0 (4.01m x 0.91m)

With double glazed window to front, coved ceiling, carpet, doors to:

LOUNGE

16'6 x 11'2 (5.03m x 3.40m)

With double glazed window to front, coved ceiling, Tv point, telephone, economy seven heating, carpet. TO:
BALCONY: 10'0 X 5'0

KITCHEN

10'9 x 9'4 (3.28m x 2.84m)

With double glazed window to side, range of wall and base units work tops over, sink unit, plumbing for washing machine , space for fridge/freezer, electric oven, hob. tiled floor.

BEDROOM

12'1 x 10'11 (3.68m x 3.33m)

With double glazed window to side, coved ceiling, Tv point, telephone point, economy seven heating, capret.

BATHROOM/WC

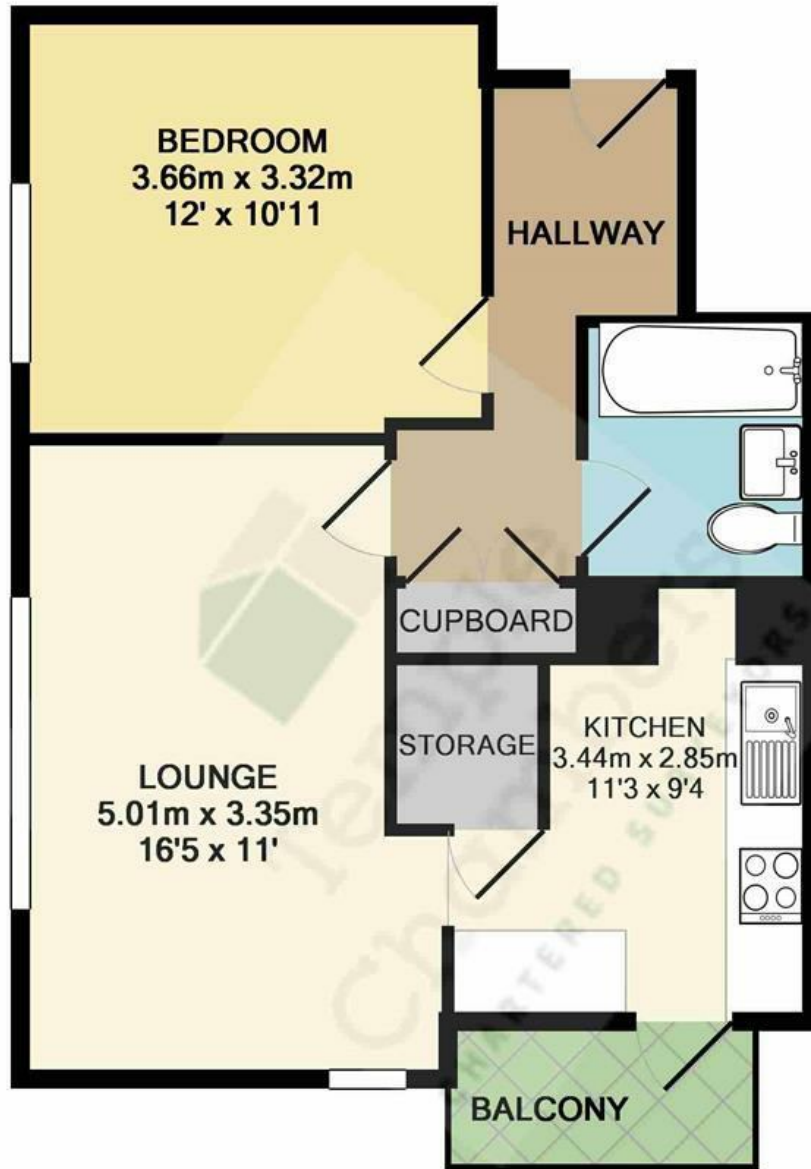
6'7 x 5'4 (2.01m x 1.63m)

With low level wc, pedestal wash hand basin, panel enclosed bath with shower, extractor, tiled walls and floor

**EXTERIOR: COMMUNAL
GROUNDS, GARDENS AND
PARKING**

EPC RATING E





TOTAL APPROX. FLOOR AREA 46.5 SQ.M. (500 SQ.FT.)

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
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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		42	54
(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		49	59
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

