



- STUNNING RIVER VIEWS AND WALKS
- TWO BEDROOMS
- TWO BATHROOMS
- WALK TO BR STATION

### Greener Court, 1 Martini Drive, EN3 6GT

PRICE: £260,000 LEASEHOLD

STUNNING RIVER VIEWS with this two bedroom two bathroom purpose built property. Large lounge with dining space and JULIETTE BALCONY. Free resident parking. Walk to train station and adjacent to Gunpowder Park bat sanctuary. IDEAL LOCATION





## Property Description

Greener Court is located in an unrivalled location with stunning canal views from both the front and rear of the property.

The apartment forms part of a modern development and is set on the second floor which further benefits the far reaching canal views. The development offers free resident parking and is ideally located on the edge of the Enfield Island Village thus offering a better degree of privacy than neighbouring blocks. There are local shops within walking distance to provide daily needs and bus routes provide access to neighbouring towns. Recreational space is close by at the Gunpowder Park Bat sanctuary which is acres of protected parkland and hosts the renowned Saturday morning 5k Parkrun.

For the commuter Enfield Lock BR station is close walking distance which offers a direct and regular service to London Liverpool Street.

The property itself offers well planned accommodation comprising in brief of a reception entrance hall with entryphone system. The large lounge provides a dining area which offers stunning canal views via the Juliette balcony and furthermore grants access to the fitted kitchen. The kitchen is presented with a range of wall and base units with contrasting work surface incorporating integrated electric oven and hob.

Both the bedrooms face the rear of the property. The master bedroom benefits from a range of fitted wardrobe cupboards along one wall and a personal en-suite shower room which offers a fully tiled shower within a white suite. Bedroom two is a good size single bedroom.







In addition to the en-suite shower room there is a main bathroom with a full white suite.

Externally there is free resident parking in car park which is laid to briquette.

Viewing is highly recommended.

**ACCOMMODATION IN BRIEF COMPRISES:**

**ENTRANCE HALL**

9' 10" x 3' 5" (3m x 1.04m)

**LOUNGE**

14' 11" x 12' 10" (4.55m x 3.91m)

**KITCHEN**

8' 3" x 7' 3" (2.51m x 2.21m)

**MASTER BEDROOM**

11' 1" x 9' 3" (3.38m x 2.82m)

**EN-SUITE SHOWER ROOM**

6' 2" x 5' 2" (1.88m x 1.57m)

**BEDROOM TWO**

9' 11" x 6' 9" (3.02m x 2.06m)

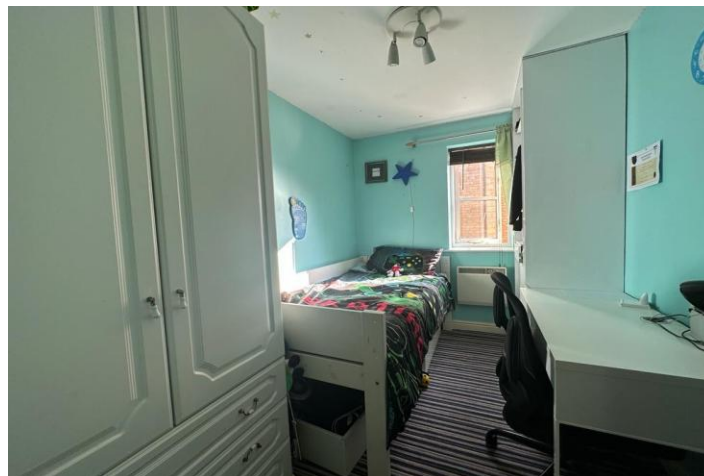
**FAMILY BATHROOM**

**EXTERIOR**

Free resident parking

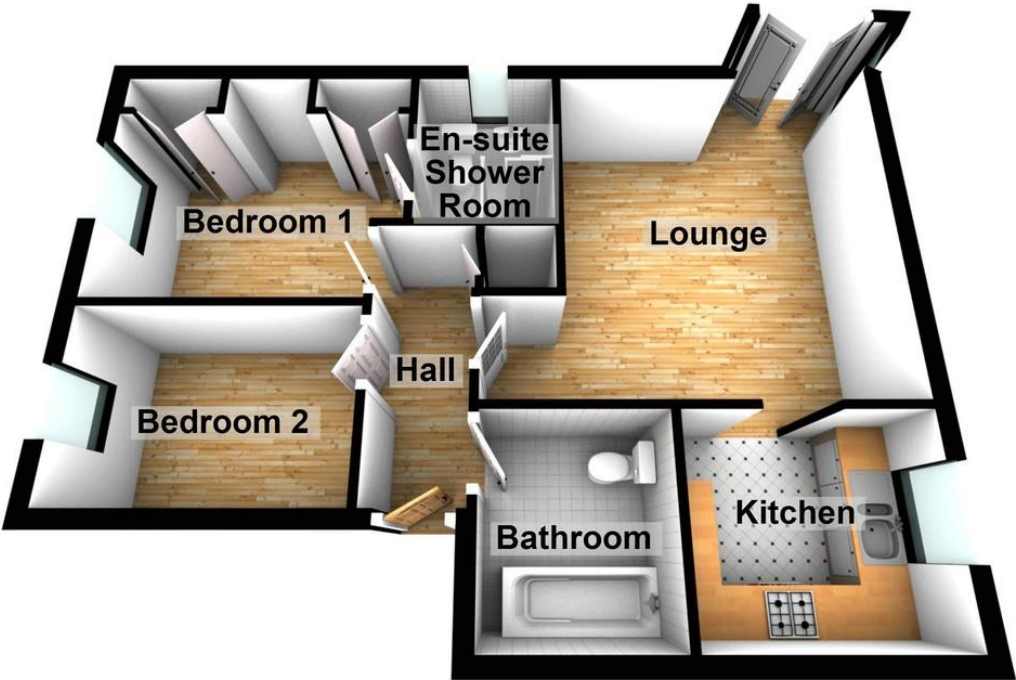
**CHARGES**

Leasehold Title ; Approx 75 years remaining on the lease



Ground Rent: £150 per annum  
 Service Charges : TBC  
 Council Tax Band D within Enfield Borough Council

**Second Floor**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements