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11 Cobham Close, Enfield, EN1 3SD

Offers In Excess Of £300,000

Lanes are pleased to present this CHAIN FREE two bedroom ground floor flat situated conveniently for Enfield Town multiple facilities.

The property benefits from direct access to communal gardens, telephone entryphone system, gas central heating and 100 plus year lease.

Internal viewing highly recommended.



Entrance Hallway

Telephone entryphone system, radiator, laminate flooring, two storage cupboards, coving to ceiling, doors to lounge, bathroom and both bedrooms.

Lounge

19' 2" x 10' 7" (5.84m x 3.23m) uPVC double glazed doors to rear aspect leading to communal gardens, two uPVC double glazed windows to rear aspect, two radiators, telephone point, television point, laminate flooring, coving to ceiling, door to kitchen.

Kitchen

11' x 5' 11" (3.35m x 1.80m) Units at base and eye level, sink with mixer tap and drainer unit, plumbed for washing machine, space for cooker with extractor fan over, integrated fridge/freezer, undercupboard lighting, cupboard housing combination boiler, part tiled walls, tiled flooring, spotlights, uPVC double glazed frosted window to side aspect.

Bedroom One

12' 9" x 8' 5" (3.89m x 2.57m) uPVC double glazed window to rear aspect, radiator, fitted wardrobes, television point, laminate flooring.

Bedroom Two

9' 2" x 6' 2" (2.79m x 1.88m) uPVC double glazed window to rear aspect, radiator, laminate flooring.

Bathroom

Four piece bathroom suite comprising panelled bath with mixer tap and shower attachment, shower cubicle, low flush wc, pedestal wash hand basin, shaver point, part tiled walls, extractor fan, spotlights, radiator.

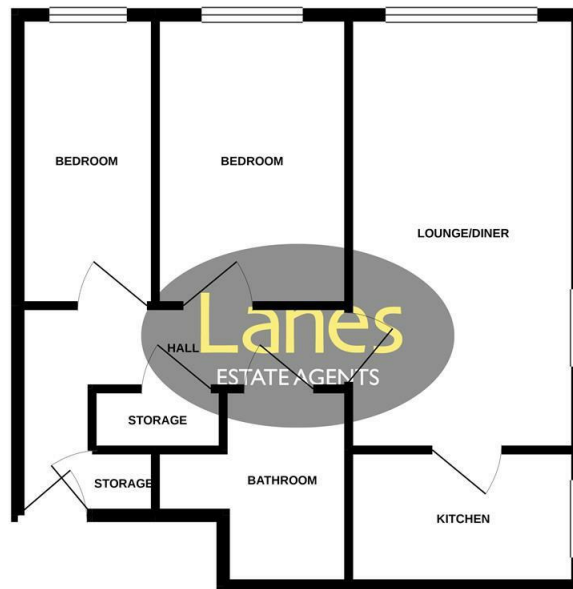
Reference

SR4173/LDP/NM/DR3189231

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
595 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA : 595 sq.ft. (55.2 sq.m.) approx.

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 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 operation or efficiency can be given. Made with Metreplan v5.020

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.



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