



Cosmopolitan Court, 67 Main Avenue, Enfield

Available

£270,000





Baker and Chase are delighted to offer this immaculate 2-bedroom, 2-bathroom apartment less than half a mile from Bush Hill Park London Overground Station.

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The apartment was built approx 12 years ago, and is offered in outstanding condition. Positioned on the 3rd floor, the property has been maintained immaculately by the current owner. Internal features include 2-double bedrooms, en-suite to the master bedroom and fully fitted kitchen and bathroom.

Some of the outstanding features of the building include a daytime concierge, underground allocated parking, communal roof terrace and a lift serving all floors.

We do not expect this property to be around for long, so for more information or to arrange a viewing, please contact our office.

Service charge: £2,000 p/annum (Building Insurance, concierge, lift and secure gated parking included)

Ground rent: £150 p/annum

Lease: 113 years

Council Tax: Band D

Entrance

Concierge, lift servicing all floors

Hallway

Laminate flooring, wooden skirting boards, entry phone system, storage/boiler cupboard, radiator, doors to

Open Plan Lounge/kitchen

Open plan living space with laminate flooring, wooden skirting boards, Radiator, double glazed windows to rear and side aspects, modern fitted kitchen with tiled flooring, matching wall and base units, sink with mixer tap, gas cooker and electric oven

Bedroom 1

Carpet, wooden skirting boards, radiator, double glazed windows to rear and side aspects, door to

En-Suite

Tiled throughout, wooden skirting boards, shower cubicle with attachment, sink with mixer tap, w/c low flush, heated towel rail

Bedroom 2

Carpet, wooden skirting boards, radiator, double glazed window to rear aspect

Bathroom

Tiled throughout, bath with shower attachment, sink with mixer tap, w/c low flush, heated towel rail

Communal Terrace

Gated Car Park

Allocated parking space for one car

Disclaimer

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the







Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included. They may however be available by separate negotiation.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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Anti-Money Laundering Regulations: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

Availability: Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



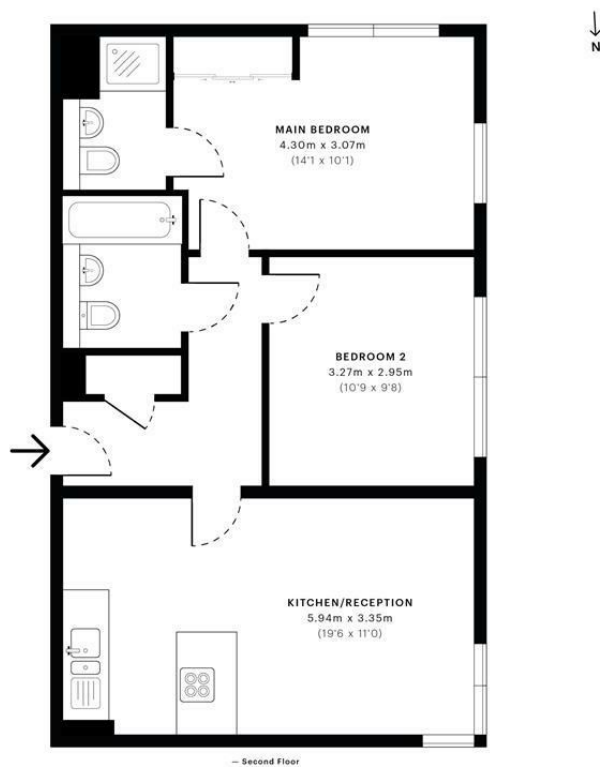


Cosmopolitan Court, EN1

CAPTURE DATE: 03/09/2020 LASER SCAN POINTS: 22,156,057

GROSS INTERNAL AREA

59.53 sqm / 640.78 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
59.53 sqm / 640.78 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
includes windows, restricted head height
55.37 sqm / 596.00 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.00 sqm / 0.00 sqft



Speco Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

area 38 RESIDENTIAL: 59.08 sqm / 635.93 sqft
area 30 RESIDENTIAL: 55.72 sqm / 599.77 sqft

spec id: 5f4f35145b89910da2ee6f

EPC Rating B