



www.kings-group.net

25 Silver Street
Enfield Town EN1 3EF
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Park Avenue, Enfield, EN1 2HR
£240,000

Kings Group - Enfield Town are proud to present this TWO BEDROOM PURPOSE BUILT FLAT which comprises of fully fitted kitchen, lounge, two good sized bedrooms, three piece shower room suite. In addition the property benefits from an abundance of natural light, storage, double glazing and economy 7 heating.

As part of this complex for over 55's there is communal parking and communal gardens, with an on-site manager looking after the day-to-day running of the property. A short walk from the property is Enfield Town Shopping Centre and convenience stores including Sainsbury's Local as well as TFL Overground Stations.

Early viewing is recommended - please call 020 8364 4118 to book an appointment

Entrance

Front door to hallway

Hallway

Loft access, storage cupboard, coved ceiling, phone point, smoke alarm, power points, carpeted flooring.

Bathroom

8'02 x 6'74 (2.49m x 1.83m)

Coved and textured ceiling, storage cupboard, heated towel rail, shower cubicle, pedestal wash hand basin with mixer tap, low level W.C, tiled splash backs, extractor fan, tiled flooring.

Lounge

10'22 x 18'27 (3.05m x 5.49m)

Double glazed window to rear, coved ceiling with central rose, double radiator, dado rail, TV Ariel and broadband point, phone point, power points, carpeted flooring.

Kitchen

7'57 x 8'74 (2.13m x 2.44m)

Double glazed window to rear, tiled splash backs, range of base and wall units with roll top work surfaces, double sink and drainer unit, space for electric hob/ oven, space for fridge freezer, plumbed for washing machine, coved ceiling, power points, tiled flooring.

Bedroom One

8'45 x 11'67 (2.44m x 3.35m)

Double glazed window to front, coved and textured ceiling, single radiator, built-in wardrobes, vanity hand basin and storage area, power points, carpeted flooring.

Bedroom Two

5'79 x 11'14 (1.52m x 3.35m)

Double glazed window to front, coved and textured ceiling, single radiator, built-in storage cupboard, power points, carpeted flooring.

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	

