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98 Pevensey Avenue, Enfield, EN1 3HU

£330,000

Excellent opportunity for first time buyers or investors to purchase this spacious first floor two bedroom apartment that is offered CHAIN FREE.

The property comprises of large living room, two double bedrooms, double glazing, entryphone. good size kitchen and family bathroom plus storage shed.

Ideally located within walking distance of Enfield Town and mainline train stations and with all local amenities nearby this property is an ideal purchase so please book your viewing as soon as possible!



ENTRANCE

Communal entrance with intercom entry phone.

HALLWAY

Benefiting from radiator, laminate flooring and useful storage cupboard.

LIVING ROOM

14'9 x 14'0 (4.50m x 4.27m)

Large living room with laminate flooring, radiator and double glazed windows to front.

KITCHEN

11'1 x 9'5 (3.38m x 2.87m)

Range of base and eye level units with work top surface. Space for cooker, plumbing for washing machine and sink with mixer taps and splash back tiles. Storage cupboard housing boiler, tiled flooring, radiator and double glazed windows to rear.

BEDROOM ONE

12'7 x 12'3 (3.84m x 3.73m)

Good size main bedroom with laminate flooring, radiator and double glazed windows to front.

BEDROOM TWO

12'7 x 10'4 (3.84m x 3.15m)

Second double bedroom with laminate flooring, radiator and double glazed window to rear.

BATHROOM

Comprising of panelled bath with hand held shower, hand basin and low level WC. Tiled flooring and walls, radiator, extractor fan and double glazed window to rear.

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	78	82
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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given. Made with Floorplan 3.0(201)

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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