Anabelle Court, Slades Hill, Enfield, EN2 7DL

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welcome to

Anabelle Court, Slades Hill, Enfield

Barnfields present this extremely spacious ground floor three bedroom, two bathroom luxury apartment with own private garden/terrace in this most desirable modern development within walking distance of Enfield Town shopping centre and Enfield Chase Rail Station (Moorgate Line). Enfield Golf Course and local shops on Windmill Hill are close at hand.

The stunning property must be viewed to be fully appreciated and has many pleasing features.

Elegant Spacious Entrance Hall
14' x 12' 4" (4.27m x 3.76m)
Porcelain tiled floor, entryphone, radiator, double built-in storage cupboard housing Megaflow hot water system.

Lounge
21' 8" x 20' to extremes (6.60m x 6.10m to extremes)
Porcelain tiled floor, two radiators, fitted shelving and cupboards, large bay with double glazed French windows onto garden/terrace, double doors from lounge onto entrance hall.

Kitchen / Dining Room
22' x 20' (6.71m x 6.10m)
Comprehensively fitted kitchen area in modern attractive units, comprising base units with granite worktops, inset stainless steel sink unit, inset ceramic hob with fume extractor hood over, integrated fridge-freezer, built-in oven and grill, breakfast bar within matching granite surfaced centre island, matching wall cabinets, one housing gas central heating boiler, double glazed French windows onto terrace/garden, porcelain tiled floor, radiator.

Bedroom One
15' 9" x 11' 5" (4.80m x 3.48m)
Fitted carpet, radiator, range of built-in wardrobe cupboards and drawer unit.

En-Suite Shower Room / WC
Large walk-in shower cubicle, vanity wash hand basin with cupboards under, low flush WC, porcelain tiled floor and walls, heated towel rail.

Bedroom Two
14' x 10' (4.27m x 3.05m)
Fitted carpet, radiator.

Bedroom Three
14' 4" x 8' (4.37m x 2.44m)
Fitted carpet, radiator.

Guests Bathroom / WC
Panelled bath with separate shower control, shower screen, vanity wash hand basin with cupboard under, low flush WC, heated towel rail, ceramic tiled floor and walls.

Outside

Parking
Secure gated (with remote control) underground parking space with lift access to all floors.

Gardens
Own large terraced garden wrapping around the flat with security fence and communal gardens/lawns beyond.

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- Private Underground Parking Space
- Superb Very Large Lounge With Access Onto Terrace
- Huge Fitted Kitchen / Dining Room With Access Onto Terrace
- No Chain
- Two Bathrooms (One En-Suite)

Tenure: Leasehold EPC Rating: B
Council Tax Band: F Service Charge: 5652.00
Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Aug 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

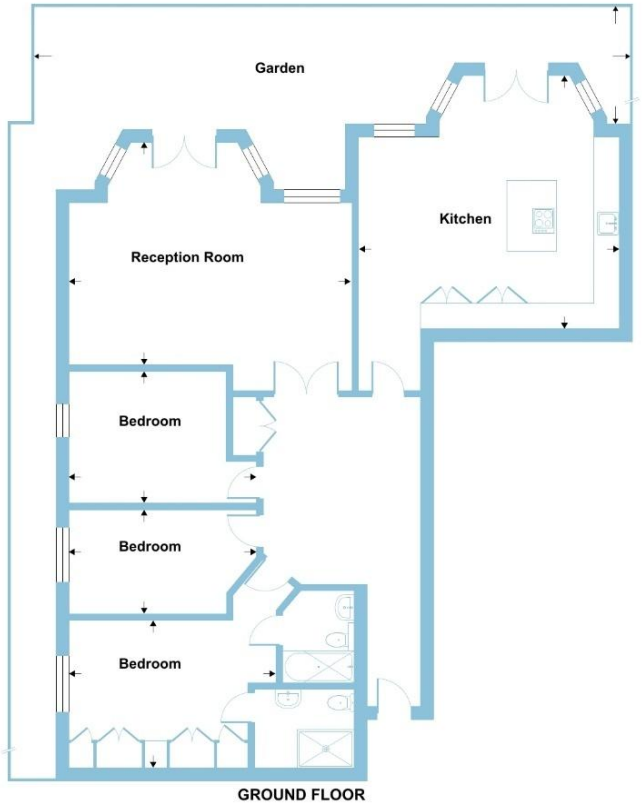
£700,000

Please note the marker reflects the postcode not the actual property

Slades Hill, Enfield, EN2

Approximate Area = 1484 sq ft / 137.8 sq m

For identification only - Not to scale



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The Property Ombudsman

Property Ref:
ENF104708 - 0007

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