LAWSON ROAD, ENFIELD EN3



FOR SALE THIS COMPETITIVELY PRICED ONE BEDROOM LARGER THAN AVERAGE APARTMENT, Benefiting from Entry Telecom, UPVC Double Glazed Windows, Gas Central Heating & Shaker Style Fitted Kitchen Units. EXCELLENT PACKAGE..!

The Property is In Our Opinion Ideally Situated within Walking Distance to BUS ROUTES, LOCAL SHOPPING FACILITIES ranging from GROCERY STORES, CHEMISTS, COFFEE BARS & LOCAL SCHOOLING. OFFERED CHAIN FREE - VACANT POSSESSION.

Also benefiting from LOCAL BUS ROUTES LEADING to EDMONTON, ENFIELD TOWN & WALTHAM CROSS, RAIL STATION LEADING to TOTTENHAM HALE (TUBE CONNECTION) & into LONDON'S LIVERPOOL STREET STATION. Access to Nearby Parklands & Retails Parks & Road Routes. The Selling Parties have advised the option of a Lease Extension. In Our Opinion IDEAL FIRST TIME BUY or PROPERTY INVESTMENT.

PRICE: £199,950 LEASEHOLD

PROPERTY DETAILS:

ENTRANCE:

Communal entrance via security intercom. Laminated flooring, built-in cupboard 4.0 x 6.9, doors to bathroom, bedroom & lounge.

LOUNGE:

16' 10" x 10' 5" (5.13m x 3.17m)

Laminated flooring, radiator, UPVC double glazed window to aspect & door to kitchen.

KITCHEN:

12' 5" x 6' 0" (3.78m x 1.83m)

Fitted Shaker Style kitchen units with worktop surfaces, cooker point, plumbed for washing machine, stainless steel sink unit with mixer taps, partly tiled walls, tiled flooring, built-in cupboard, wall mounted gas boiler & UPVC double glazed window to aspect.

BEDROOM:

11' 5" x 10' 5" (3.48m x 3.17m)

Radiator & UPVC double glazed window to aspect.

BATHROOM:

Comprising panelled bath with mixer taps & shower attachments, pedestal wash basin with mixer taps, low flush WC, tiled walls, extractor fan & tiled floorinmg.

EXTERIOR:

Communal areas for parking, communal gardens with mature trees & communal play ground.

ADDITIONAL NOTES:

Competitively Priced..! In Our Opinion Ideal First Time buyer Property to Climb onto The Property Ladder or Property Investment. The Local Rental Marketing with Current Activity Levels & Subject To London Housing Allowance - Universal Housing looking to be Achieving In The Region Of £1,350.00 - £1,400.00 per Calendar Month.

Please Note - We have been advised by the Current Owners The Property is being Sold with an Extended Lease Subject to The Selling Vendor/s Agreeing & Negotiating An Offer & Subject to the Selling Vendor/s Final Instructions.

The Property is being Marketed at £199,950.00 with Offers In The Region Of £199,950.00.

ADDITIONAL INFORMATION:

Please Note :
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We are not qualified to test any apparatus, fixtures and fittings or services so cannot verify that they are in working order or fit for their intended purpose. Furthermore we do not usually have access to property deeds or lease documents when preparing these property particulars and prospective purchasers should reply only on information given by their solicitors on relevant matters. Measurements are intended to provide a guide as to whether or not a property is likely to be suitable to view and should not be relied upon for the purposes of fit or calculating area.

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present or future liabilities.

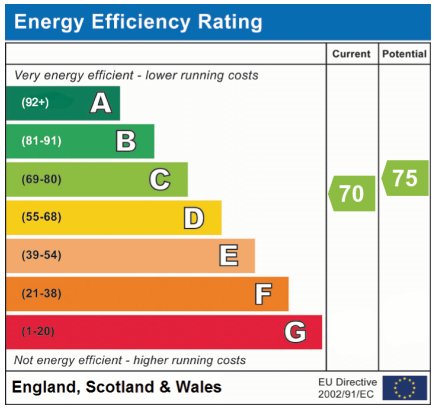
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Please note all administrations to sale or purchase proceedings will need to be confirmed & advised & clarified by all prospective purchasers-vendors own investigations or instructed surveyors or instructed solicitors or legal conveyancer or any legal representative. Church's Residential Ltd or any associated staff members do not will not take any liability or responsibility to any cost's to the present or any future or post proceedings. This includes to any Service Charges or Ground Rent to the present or future sums. This will need to be confirmed by applicants own investigations or instructed legal representatives or by ones instructed solicitors. Be Aware until the unconditional exchange of contracts selling or purchasing parties have the right to withdraw without notice.

The property brochure including photographs & any figures mentioned are all marketing material are only & strictly a guide & illustration purpose only..! **Please Note Terms and Conditions will Apply to all Prospective Purchasers or any parties connected to any Transactions will need to apply to The Anti Money Laundry Regulations & Industry Regulations - Including Church's **

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Viewing is strictly by appointment via the Enfield Office on 020 8805 8533