



**Cherry Road, Enfield, EN3 5SE**  
**£220,000**

Unique Estates are pleased to offer this spacious one bedroom first floor flat for sale, the property is situated in a residential road with easy links to the A10, bus stops and local shops. The property benefits from a fitted kitchen, a 3 piece shower room suite, storage cupboard housing a combination boiler providing gas central heating throughout, double glazed windows, video entry phone system, a large double bedroom with its own private balcony and a spacious reception room. The property is being sold CHAIN FREE! The property could suit first time buyers as well as buy to let landlords.



**11 Onslow Parade, Hampden Square, Southgate, N14 5JN Telephone: 0208 804 5050**

Email: [info@uniqueestates.co.uk](mailto:info@uniqueestates.co.uk) Web: [www.uniqueestates.co.uk](http://www.uniqueestates.co.uk)

Unique Estates Property Services Limited is a company registered in England 06392784 established in 2007, registered office 122 St Pancras Way, London, NW1 9NB.  
 Our company is members of TPO (The property ombudsman service), DPS, OFT approved code and registered with ICO

**First Floor Flat**

Video entry phone system to buzz visitors in, the property is located on the first floor of this purpose built block.

**Kitchen area**

A fitted kitchen with a matching range of wall and base units, stainless steel sink with mono mixer tap, space and plumbing for washing machine and dishwasher, electric freestanding cooker, double glazed windows, vinyl floor

**Reception Room**

A fitted carpet, double glazed windows, radiator

**Bedroom**

A fitted carpet, dual aspect double glazed windows, double glazed door leading to private balcony, Radiator

**Bathroom**

Vinyl floor, tiled walls, enclosed shower cubicle, low level flush toilet, sink with mixer tap housed on a vanity unit, mirrored cupboard, 2 door storage cupboard housing combi-boiler, frosted double glazed windows, heated chrome towel radiator

**Additional Information**

Lease remaining of 90 years  
Ground rent of £10 pa  
Service charge of approx. £950 pa including building insurance



The property Misdescriptions Act 1991  
Unique Estates Property Services are not qualified surveyors and this report is a description of what items are in the property. Please note Unique Estates Property Services do not test appliances or any fixtures, fittings, effects or services. A buyer is advised to obtain verification from their solicitor/surveyor for the above. The agent has not had sight of the title documents and references to the tenure of the property are based on information supplied by the vendor and should be verified by the buyers solicitors. All room sizes have been measured using an electronic sonic tape device, the accuracy of which cannot be guaranteed. Items shown in the photographs are not included unless arranged through the vendor and buyers solicitors. You are advised to make your own checks before contemplating a purchase, especially if exact measurement is of particular importance to you.