



285 Gladbeck Way, Enfield, EN2 7HR
Offers In Excess Of £265,000

Lanes
ESTATE AGENTS

285 Gladbeck Way, Enfield, EN2 7HR

WALKING DISTANCE TO ENFIELD TOWN STATION Lanes Estate Agents are pleased to present this ground floor one bedroom apartment. Located just minutes away from local amenities and ENFIELD CHASE TRAIN STATION. The Property benefits from a LONG LEASE (114 years), ample PARKING, Gas Central Heating, Double glazing and well established COMMUNAL GARDENS. This would be an ideal INVESTMENT or FIRST TIME PURCHASE. Call now to avoid disappointment.



Inner Hallway

Radiator, entry phone system, laminate wood flooring, storage cupboard and doors leading to lounge, bedroom and shower room.

Lounge 15'6" x 9'7" (4.72m x 2.92m)

Dual aspect double glazed windows, radiator, laminate wood flooring, radiator and door leading to kitchen.

Kitchen 8'6" x 6'3" (2.59m x 1.91m)

Double glazed window to front aspect, eye and base level units with roll top worksurfaces, fitted oven, hob and extractor hood, stainless steel sink with mixer tap and drainer unit, space for fridge/freezer and washing machine, tiled floor and part tiled walls.

Bedroom 10'6" x 12'5" (3.20m x 3.78m)

Double glazed window to rear aspect, radiator and fitted wardrobes.

Shower Room

Shower cubicle, concealed low flush W.C, vanity sink with mixer tap, heated towel rail, spotlights, tiled floor and walls.

Lanes Estate Agent Enfield Reference

ET5110/AX/AX/AX/301023



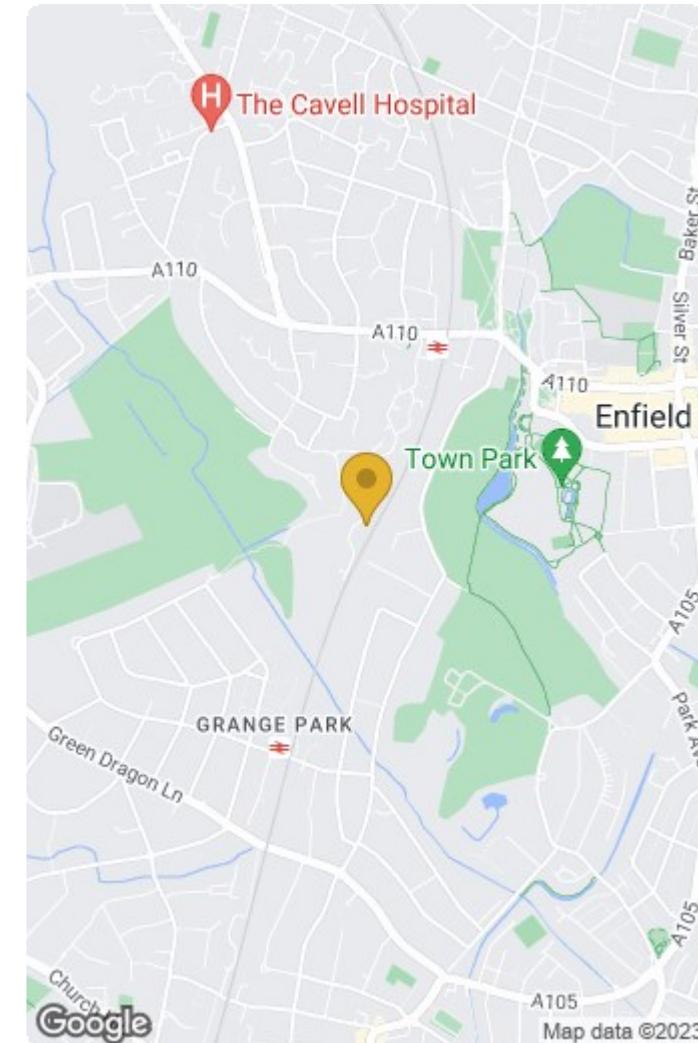
GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.



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		