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## 18 Bonnington House Ayley Croft, Enfield, EN1 1XT

**Guide Price £159,995**

\* BUY TO LET INVESTORS ONLY AS SOLD WITH SITTING TENANTS CURRENTLY PAYING £1,000PCM \*

New to the market this ONE BEDROOM flat on Ayley Croft, EN1. Located close to Southbury & Bush Hill Park station, the property is also within easy reach of public transport leading directly into the retail park, Enfield Town and Enfield Highway. This ideal investment comprises of lounge with private balcony, spacious kitchen, three piece bathroom suite and a double bedroom.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO2 emissions		
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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.

