



2 Beckwith Close, Enfield, EN2 8FQ
Offers In Excess Of £340,000

Lanes
ESTATE AGENTS

2 Beckwith Close, Enfield, EN2 8FQ

For Sale & Offered CHAIN FREE, this modern ground floor two double bedroom apartment with its own front door and patio area. The property was built just over 10 years ago benefitting from gas central heating, double glazing, two double rooms, open plan living with modern fitted kitchen.

Located just a 10 min walk away from Gordon Hill train station with direct link into Moorgate. A short walk to local shops, bus routes and popular amenities. Book a viewing today!



Entrance Hall

Laminate flooring, storage cupboard, doors to:

Lounge/Kitchen/Dining Room

22'18" x 15'6" narrowing to 10'4" (6.71m x 4.72m narrowing to 3.15m)

Range of wall and base units with stone worktop inset stainless steel sink and drainer, electric hob with extractor above, integrated oven, integrated fridge/freezer, space for washing machine, tiled and wood flooring into living area,, spotlights, radiator, double glazed window and door to rear aspect leading to small external patio.

Bedroom One 12'3" x 10'10" (3.73m x 3.30m)

Dual aspect double glazed windows to side, carpet,

Bedroom Two 12'4" x 7'6" (3.76m x 2.29m)

Double glazed window to side aspect, radiator, fitted carpet.

Bathroom

Panelled bath with mixer tap and shower attachment, pedestal hand wash basin with mixer tap, low level w/c, part tiled walls, tiled floor.

External

residential permit parking, communal gardens.

Reference

ET5115/AX/PB/PB/201123





GROUND FLOOR
625 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA: 625 sq.ft. (58.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floor plan, 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	90	90
(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	