



45. Dunraven Drive, Enfield, EN2 8LH
Asking Price £325,000



45. Dunraven Drive, Enfield, EN2 8LH

****COMPLETED CHAIN**** Situated in a popular turning off the ever popular 'The Ridgeway' and convenient for GORDON HILL RAIL station, LANES are delighted to offer this recently refurbished MODERN ONE BEDROOM TOP FLOOR APARTMENT. Amongst many benefits, some are to include; 25ft ROOF TERRACE, uPVC double glazing, BI-FOLDING DOORS, telephone entry system, HIVE HEATING system, gas central heating, approximately 147 YEARS LEASE remaining, 15ft BEDROOM and much more. Internal viewing highly recommended - call today to avoid disappointment.



COMMUNAL HALLWAY

HALLWAY

Door to front aspect, coving to ceiling, spot lighting, storage cupboard housing dryer, doors to lounge, bedroom and bathroom, radiator, Amtico flooring.

LIVING ROOM DINER 16' x 11'7" (4.88m x 3.53m)

uPVC double glazed window to rear aspect, bi-folding doors to rear aspect leading to terrace, coving to ceiling, spot lighting, radiator, television aerial point, telephone point, Hive heating control, doorway to kitchen, Amtico flooring.

KITCHEN 8'9" x 7' (2.67m x 2.13m)

uPVC double glazed window to side aspect, coving to ceiling, spot lighting, stainless steel sink with mixer tap and drainer unit, integrated washing machine, dishwasher, fridge/freezer, oven, microwave, electric Neff Hob with extractor fan over, eye and base level units, cupboard housing combination boiler, part tiled walls, Amtico flooring.

BEDROOM 15'3" x 8'11" (4.65m x 2.72m)

uPVC double glazed window to rear aspect, coving to ceiling, spot lighting, radiator, television point, skirting to floor.

SHOWER ROOM

uPVC double glazed frosted window to front aspect, pedestal wash hand basin with mixer tap, low flush WC, shower cubicle, radiator, tiled walls, Amtico flooring.

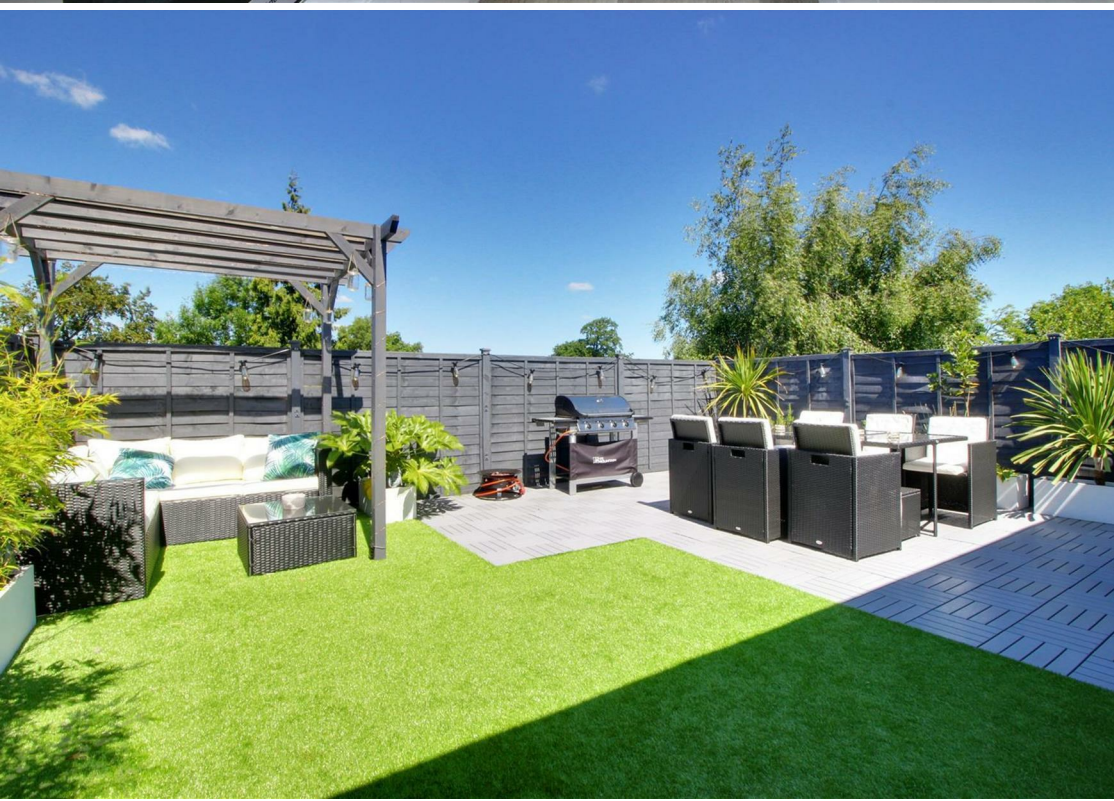
TERRACE 24'6" x 19'1" (7.47m x 5.82m)

Secluded: Astro turf, decking area, covered seating area, external lighting, external power point.

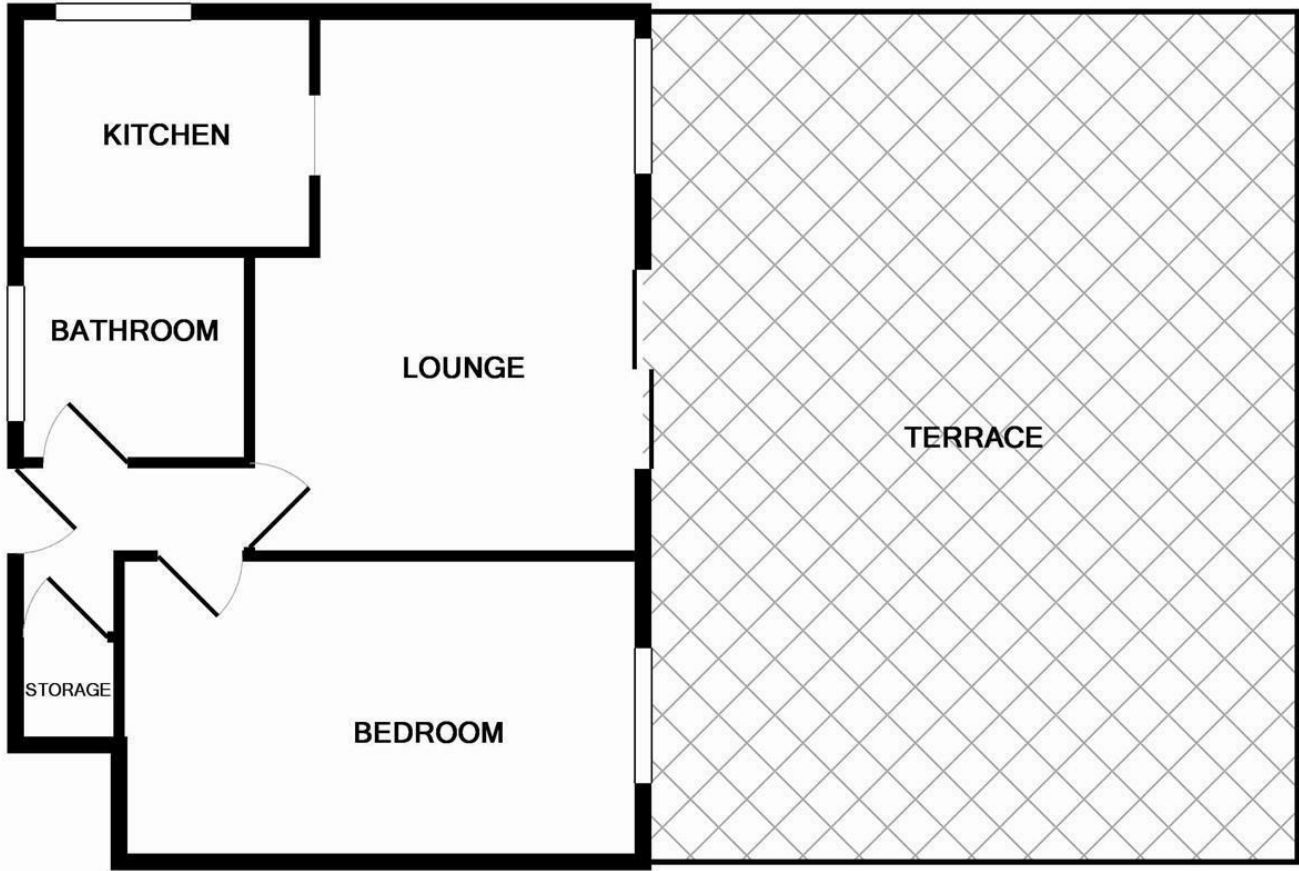
147 year lease

SC - £1200 to £1500

GR - Peppercorn



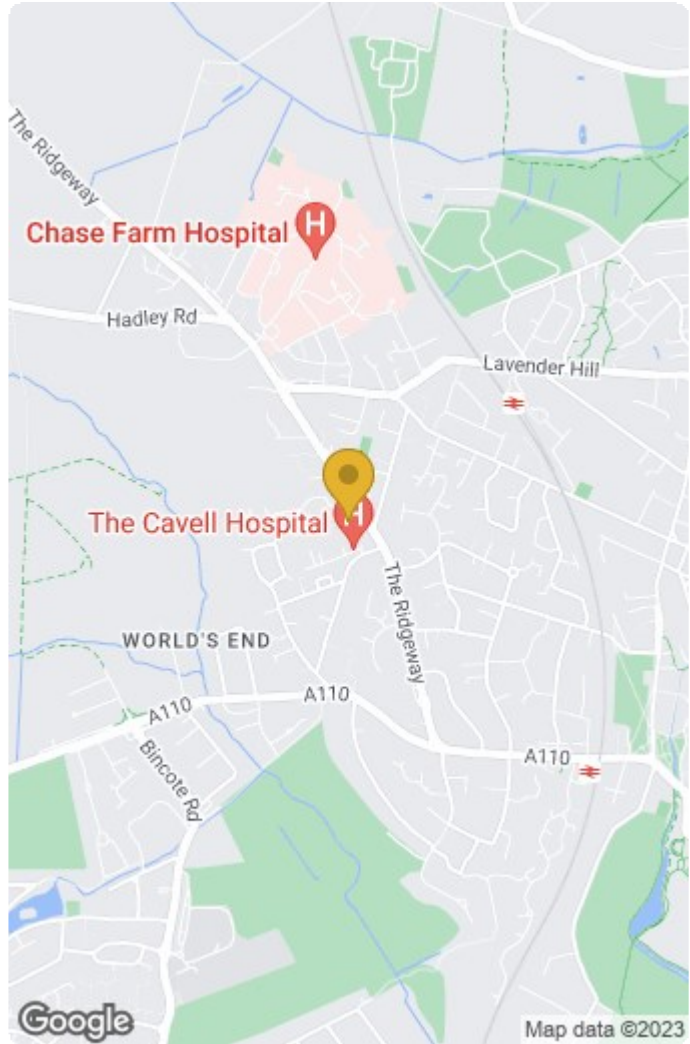




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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
 Made with Metropix ©2016

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	

