



48 Waddington Close, Enfield, EN1 1NB  
£225,000

**Lanes**  
ESTATE AGENTS

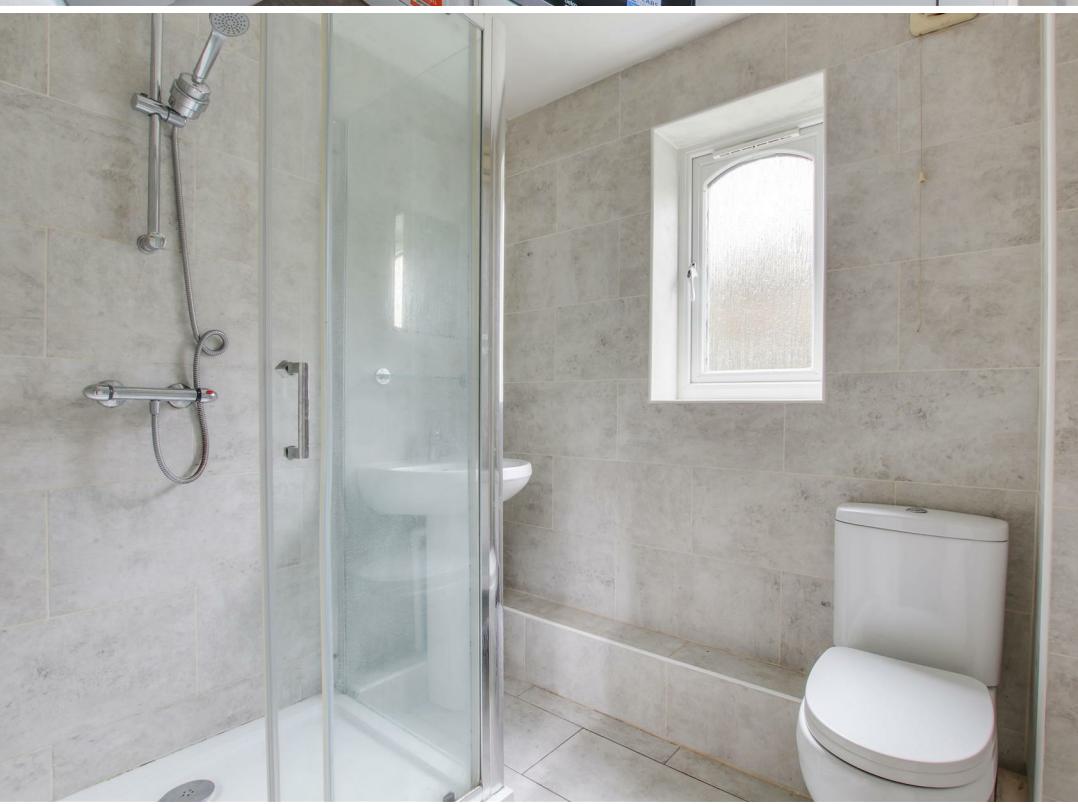
## 48 Waddington Close, Enfield, EN1 1NB

**\*\*CHAIN FREE\*\*** Ground floor, spacious and airy one bedroom flat situated only a five minute walk from Enfield Town and great transport links. Situated in a small block of 4, on a quiet and well managed cul-de-sac, this property could be a great investment opportunity or perfect for first time buyers. Currently rented for £1,300PCM.

The property comprises a large living space with separate kitchen and has great features such as full double glazing, entry phone system, communal parking, bike storage and open space nearby.







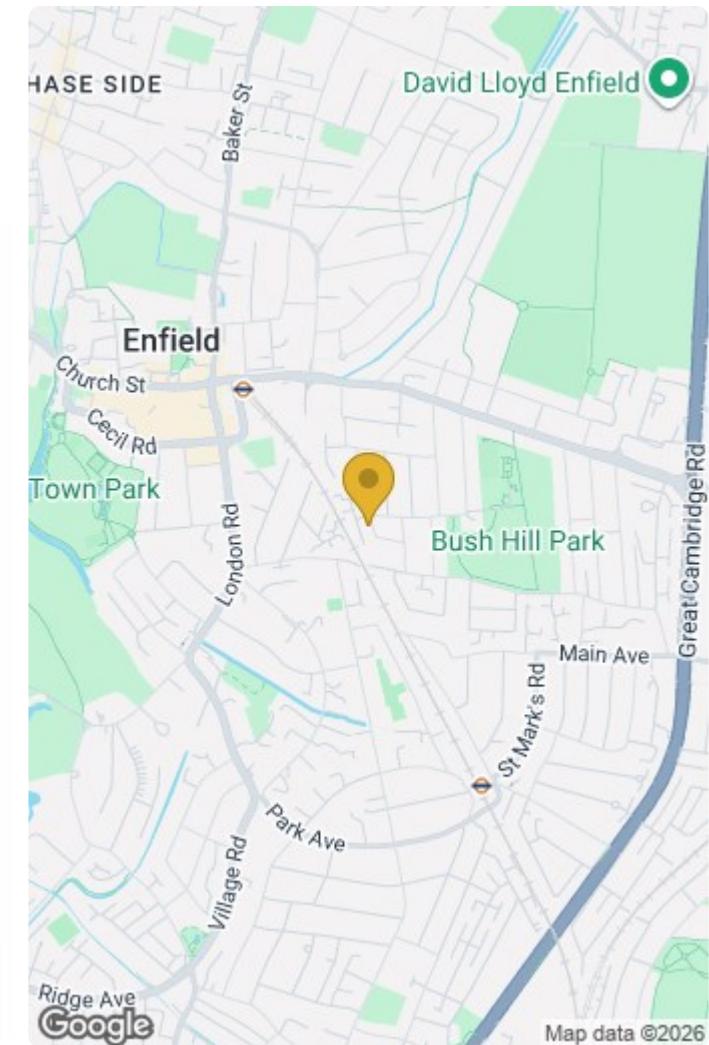


Kitchen  
10'11 x 6'10  
3.32 x 2.08m



#### 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	