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**Gater Drive, Enfield, EN2 0JP**



**Offers In The Region Of £339,995**

Positioned within a secure gated development, this substantial two bedroom first floor flat is offered to the market chain free, presenting an excellent opportunity for a seamless and straightforward purchase. The property further benefits from a newly extended 159 year lease, making it an ideal acquisition for first-time buyers, young families and downsizers alike. Residents enjoy the added reassurance of both gated access to the development and a secure entry phone system to the building itself.

The accommodation is both spacious and well-appointed, comprising a generous reception room with ample space for both living and dining areas, enhanced by a charming Juliet balcony allowing an abundance of natural light to flow throughout the space. A separate fitted kitchen offers practicality and functionality, while two well proportioned bedrooms provide comfortable accommodation. The principal bedroom benefits from built in wardrobes and an en-suite shower room, complemented by a three piece bathroom suite and additional storage cupboards throughout.



## First Floor

Approx. 62.5 sq. metres (672.5 sq. feet)  
(excluding Bathroom)



Total area: approx. 62.5 sq. metres (672.5 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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## Whitakers Lodge

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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	80	83

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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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