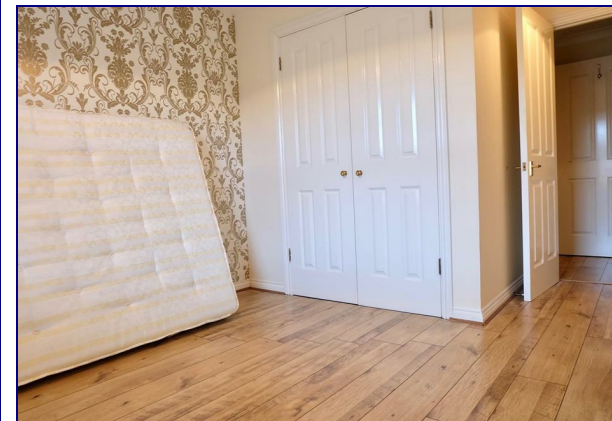
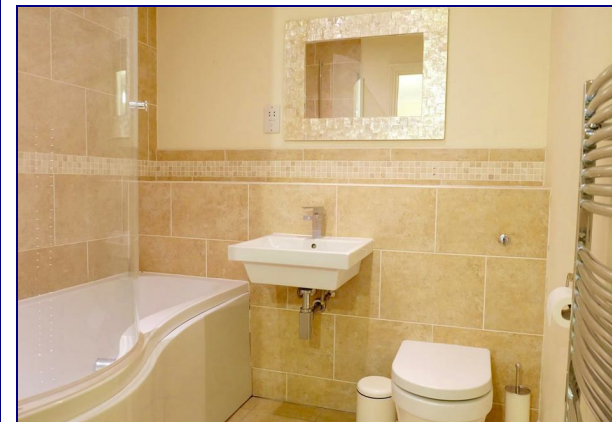




www.kings-group.net

25 Silver Street
Enfield Town EN1 3EF
Tel: 0208 364 4118

Cobham Close, Enfield, EN1 3SD
Offers In Excess Of £250,000

Kings Group - ** Stamp duty exempt for first time buyers ** Enfield Town are delighted to offer this **CHAIN FREE** ONE BEDROOM TOP FLOOR APARTMENT which is located within easy reach of Enfield Town Overground Station which offers fast links into London Liverpool Street with connections to the Victoria Line at Seven Sisters. The A10 / A406 / M25, all of which offer good road links to the surrounding areas are also easily accessible. The property is conveniently located for access to local shops and amenities including Enfield's Retail Parks, Pure Gym and Enfield's Cineworld. The accommodation comprises lounge, kitchen, bedroom and bathroom. There are the added benefits of one allocated parking space, loft space and communal gardens. In our opinion this property would make an ideal first time or investment purchase. Call us today on 0208 364 4118 to book an appointment to view. Lease Remaining: 107 Years. Ground Rent: £150 P/A. Service Charge: £1,500 P/A.

Entrance Hallway

Two built in storage cupboards, laminate wood style flooring. Doors to

Lounge

19'0 x 12'4 (5.79m x 3.76m)

Double glazed window to front aspect, coving to ceiling, double radiator, TV point, power points, laminate wood style flooring.

Kitchen

10'10 x 6'0 (3.30m x 1.83m)

Double glazed window to front aspect, range of base and eye level units with roll top work surfaces, electric hob, electric oven, stainless steel sink and drainer unit with mixer tap, plumbing for washing machine, space for fridge freezer, tiled splash backs, power points, laminate wood style flooring.

Bedroom

11'9 x 10'1 (3.58m x 3.07m)

Double glazed window to front aspect, double radiator, power points, built in cupboard, laminate wood style flooring.

Bathroom

Three piece bathroom suite comprising panel

enclosed bath with mixer tap and shower attachment, wall mounted wash hand basin with mixer tap, low level WC, part tiled walls, shaver point, heated towel rail, tiled flooring.

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	

