



Cobham Close, EN1 3SU
Enfield





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This well-presented one double bedroom first-floor apartment offers a perfect blend of comfort and convenience. The property boasts lift and stair access, along with allocated parking and additional visitor parking available. Set in a quiet cul-de-sac location, this apartment is ideal for first-time buyers or those seeking an investment opportunity. The apartment features a modern fitted bathroom suite and a fitted kitchen complete with integrated appliances (untested). The naturally bright and airy living room provides a pleasant space to relax and unwind. Ample storage space is available throughout, and the property benefits from gas central heating and double glazing.

Conveniently located within close proximity to local shops and amenities, including Enfield Town Centre, this apartment is also well-served by transport links, with Enfield Town Station just 0.7 miles away and Southbury Station 0.5 miles away, both providing direct access into the City. Additionally, the property lies within the catchment area for sought-after schools, including George Spicer Primary School, making it an ideal home for families. With easy access to the A10, M25, and A406, this property offers excellent connections to surrounding areas and is perfectly placed for a range of lifestyles.

Council Tax Band: C
Construction Type: Standard (Brick)
Flood Risk- Rivers & Seas: Very Low, Surface Water: Very Low

£265,000



- Chain Free
- Lift Access
- Fitted Kitchen With Integrated Appliances (untested)
- Modern Fitted Bathroom Suite
- Within Close Proximity of Transport Links Including Local Bus Routes, Southbury Station(0.5 miles) and Enfield Town Station(0.7 miles)
- A Well Presented One Double Bedrrom First Floor Apartment
- A Naturally Bright and Airy Living Room
- Allocated Parking
- Ample Storage Space
- Double Glazed Throughout and Gas Central Heating







COBHAM
CLOSE

PRIVATE ESTATE
RESIDENTS
PARKING ONLY

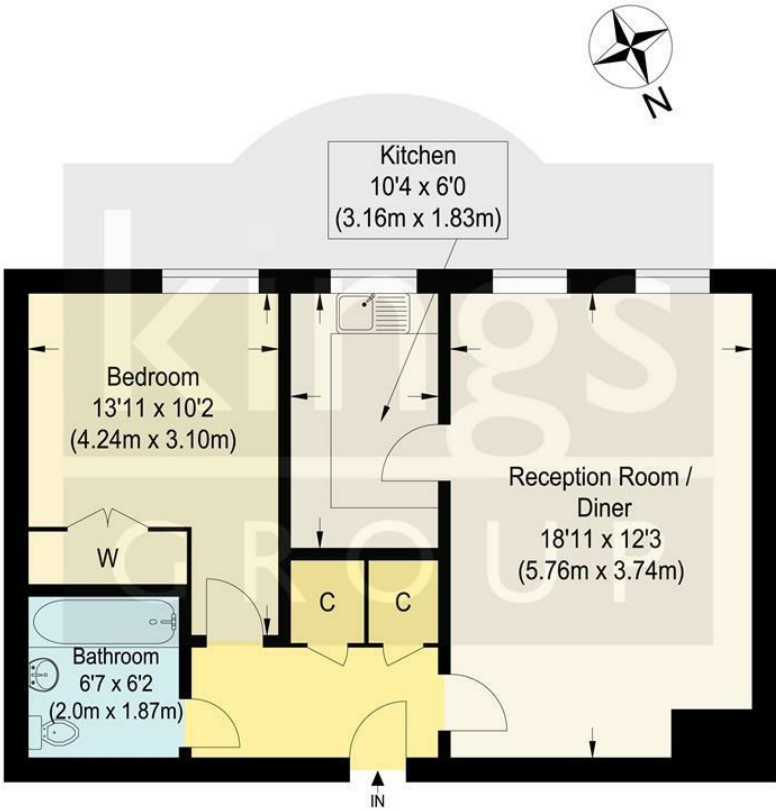
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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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	



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Approximate Gross Internal Floor Area : 51.70 sq m / 556.49 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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