

## Fielders Close, Enfield, EN1 2AY



**£275,000**

Kings Group-Enfield Town are delighted to offer this WELL PRESENTED ONE DOUBLE BEDROOM FIRST FLOOR FLAT situated in Fielders Close, EN1.

This ideal first time purchase or investment opportunity comprises one double bedroom, living room, fitted kitchen and bathroom. Furthermore the property benefits from gas central heating, residential parking and a long lease of 157 years remaining.

Conveniently located, this property provides easy access to local shops and amenities including Enfield Town Centre which boasts an array of different retail shops and restaurants. In addition the property is within close proximity of transport links including multiple bus routes, as well as Enfield Town Station(0.3 miles) and Bush Hill Park Station(0.5 miles).

### **Hallway**

Textured ceiling, Single radiator, Power points, Entry phone system

### **Living Room**

**15'54 x 17'09 (4.57m x 5.41m)**

Double glazed windows to the front and rear aspects, Textured ceiling, Single radiator, Carpeted flooring, Power points, TV aerial point, Phone point

### **Kitchen**

**10'61 x 7'36 (3.05m x 2.13m)**

Double glazed window to the side aspect, Tiled flooring, Tiled splash backs, A range of base and wall units with flat top work surfaces, Integrated cooker with electric oven and hob, Integrated chimney style extractor hood, Sink drainer unit, Space for fridge/freezer, Integrated washing machine, Textured ceiling, Power points

### **Bedroom**

**13'24 x 9'42 (3.96m x 2.74m)**

Double glazed window to the front aspect, Textured ceiling, Single radiator, Carpeted flooring, Power points

### **Bathroom**

**7'36 x 5'55 (2.13m x 1.52m)**

Double glazed opaque window to the rear aspect, Double radiator, Tiled flooring, Panel enclosed bath with mixer tap and shower attachment, Wash basin with pedestal, Low level WC, Partly tiled walls



# FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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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			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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