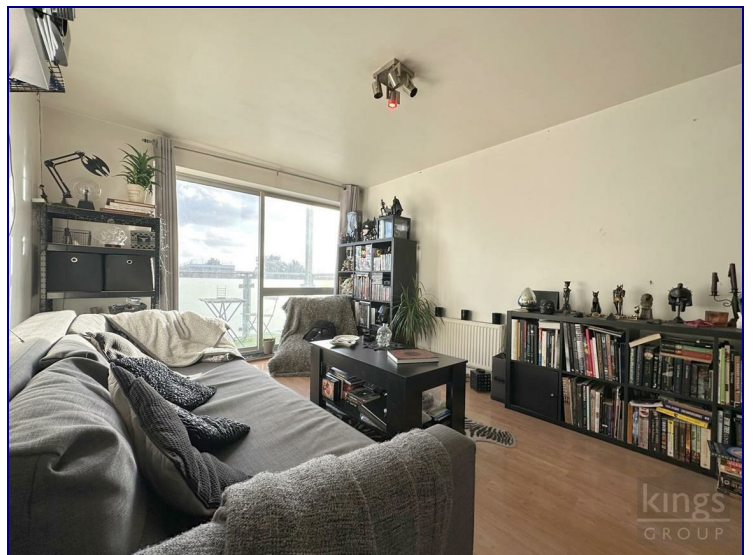


Main Avenue, Enfield, EN1 1GD



£290,000

Kings Group-Enfield Town are delighted to present this CHAIN FREE TWO BEDROOM SECOND FLOOR FLAT located in Cosmopolitain Court, Main Avenue, EN1.

This ideal first time purchase or investment opportunity, comprises a bright and airy open plan fitted kitchen/living room with direct access to your own private balcony, two good sized bedrooms with en-suite shower room to the master and also bathroom. In addition this property also benefits from allocated parking. Cosmopolitain Court offers lift access and a concierge service.

Located just 0.4 miles to Bush Hill Park Station and also 0.4 miles to Southbury Station this property is perfect for commuters. Furthermore this property offers easy access to the A10/M25 and is located within close proximity of local shops and amenities.

Hallway

Single radiator, Laminate flooring, Entry phone system, Cupboard, Power points

Bathroom

7'24 x 4'76 (2.13m x 1.22m)

Spotlights, Partly tiled walls, Heated towel rail, Tiled flooring, Bath with shower attachment, Wash basin with mixer tap, Low level WC

Open Plan Kitchen/Living Room

21'80 x 10'61 (6.40m x 3.05m)

Double glazed door leading to the balcony, Double radiator x2, Laminate flooring, Base and wall units with roll top work surfaces, Integrated cooker with electric oven, Gas hob, Integrated extractor hood, Sink drainer unit, Space for fridge/freezer, Integrated washing machine, Integrated dishwasher, Spotlights, Phone point, TV aerial point, Power points

Bedroom 1

13'50 x 10'92 (3.96m x 3.05m)

Double glazed window to the rear aspect, Double radiator, Carpeted flooring, Fitted wardrobes, Power points

En-Suite Shower Room

7'22 x 4'92 (2.13m x 1.22m)

Spotlights, Partly tiled walls, Tiled flooring, Shower cubicle, Wash basin with mixer tap, Low level WC

Bedroom 2

9'65 x 8'86 (2.74m x 2.44m)

Double glazed window to the rear aspect, Single radiator, Carpeted flooring, Power points



SECOND 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 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	



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