



www.kings-group.net

25 Silver Street
Enfield Town EN1 3EF
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Gladbeck Way, Enfield, EN2 7HS
Auction Guide £190,000

- One Bedroom Ground Floor Apartment
- CASH BUYERS ONLY
- Chain Free
- Close Proximity to Enfield Chase Mainline Station

- 63 Years Lease
- Easy Access to Enfield Town Shops and Restaurants
- Residents Parking space
- Cul-de-sac Location

CASH BUYERS ONLY

For sale by online auction, Guide £190,000. Terms and Conditions apply

Auctioneers Additional Comments
 Pattinson Auction are working in Partnership with Kings Group on this online auction sale and are referred to below as 'The Auctioneer'.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between Kings Group and The Auctioneer in order that all matters can be dealt with effectively.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with Kings Group.

The property is available to be viewed strictly by appointment only via Kings Group or The Auctioneer. Bids can be made via The Auctioneers or Kings Group website.

Auctioneers Additional Comments
 Your details may be shared with additional service providers via Kings Group and/or The Auctioneer.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

In order to submit a bid upon any property being marketed

by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures.

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit of 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is required.

Entrance Hall

With single radiator, power points, stripped wood flooring.

Bathroom

7'25 x 7'77 (2.13m x 2.13m)

With single glazed window to the rear, single radiator, panel enclosed bath with shower attachments, pedestal wash basin, low level W.C, shaver points, airing cupboard, lino flooring.

Lounge

15'29 x 9'50 (4.57m x 2.74m)

With single glazed window to the side, single radiator, power points, stripped wood flooring.

Kitchen

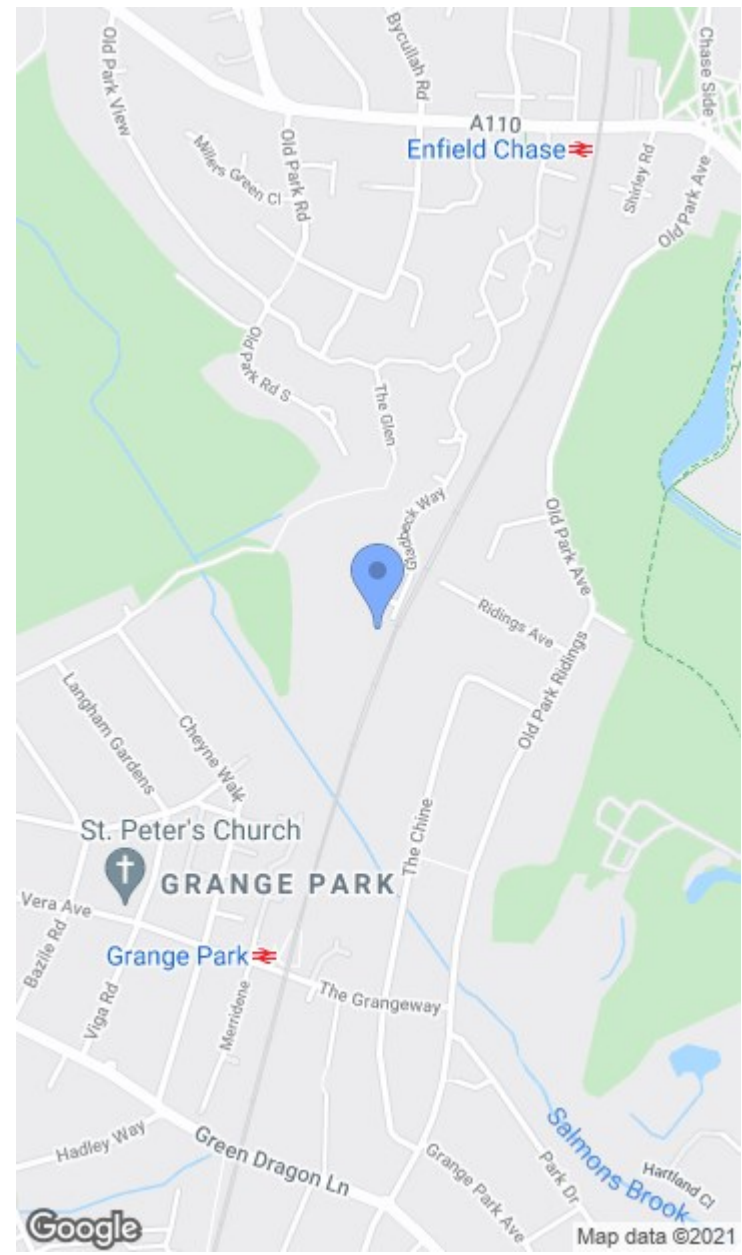
6'59 x 11'58 (1.83m x 3.35m)

With single glazed window to the side, tiled splash back, base and wall units with roll tops, space for cooker, sink with double drainer unit, space for fridge freezer, plumbed for washing machine, power points, lino flooring.

Bedroom

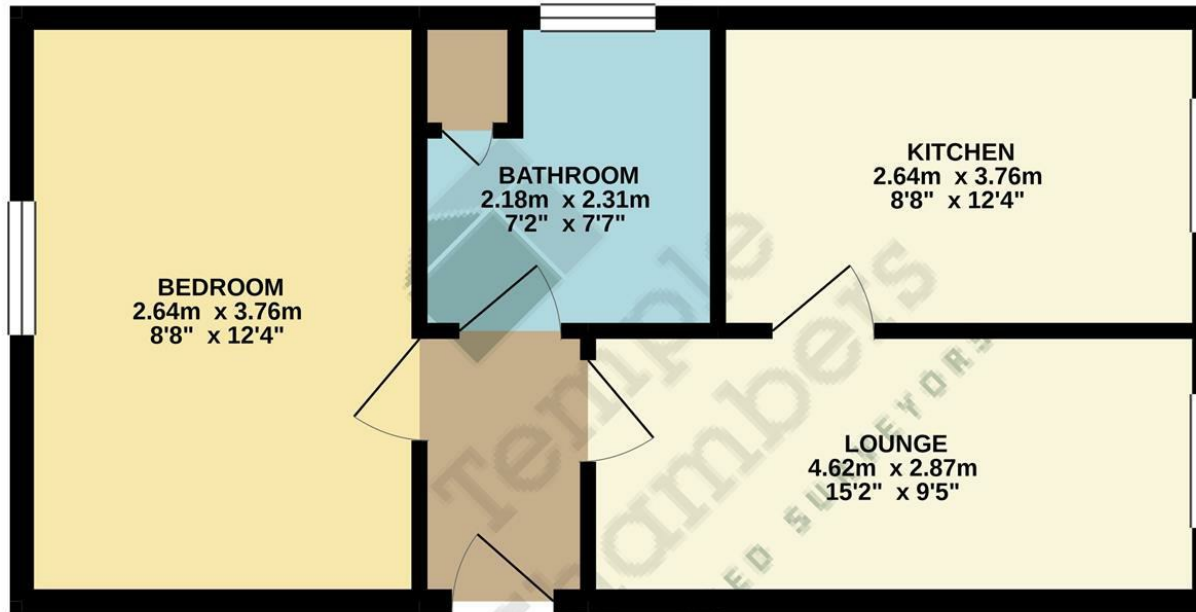
8'88 x 12'47 (2.44m x 3.66m)

With single glazed window to the side, double radiator, power points, stripped wood flooring.





GROUND FLOOR
38.7 sq.m. (416 sq.ft.) approx.



TOTAL FLOOR AREA : 38.7 sq.m. (416 sq.ft.) approx.

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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