

Queen Annes Gardens, Enfield, EN1 2JJ



£335,000

Kings Group - Enfield Town are delighted to offer for sales, this beautifully presented TWO BEDROOM FIRST FLOOR APARTMENT on Queen Annes Gardens. Located in the highly desirable Bush Hill Park region of Enfield, the property is comprised of two double bedrooms, spacious lounge, recently fitted kitchen and a luxury shower room. In addition, the property benefits from it's own garage as well as extensive communal gardens. Furthermore the property is SHARE of FREEHOLD. Located within walking distance are both Enfield Town and Bush Hill Park Overground stations offering links to both Seven Sisters and Liverpool St. stations. Local shops and amenities including Sainsburys Local and Tesco are within walking distance as well as falling within the catchment of sought after schools including Raglan Primary and Enfield Grammar. To arrange a viewing, please get in touch.

Entrance Hall

High gloss wood laminate floor, door entry phone system, coving to ceiling, storage cupboard.

Lounge

16'3" x 12'1" (4.95m x 3.68m)

High gloss wood laminate flooring, dual aspect, double radiator, coving to ceiling, open doorway leading to kitchen.

Kitchen

10'5" x 8'4" (3.18m x 2.54m)

Base and wall units with contrasting work surface, integrated electric oven and grill, inset halogen hob to work surface with chrome extractor fan over, tiled splash back, space for fridge freezer, plumbing for washing machine and dishwasher, cupboard housing a new gas combination boiler, high gloss wood laminate floor, inset stainless steel sink unit and drainer, window to side, larder meter cupboard.

Bedroom One

14'8" x 9'9" (4.47m x 2.97m)

High gloss wood laminate floor, double radiator, coving to ceiling.

Bedroom Two

10'7" x 6'8" (3.23m x 2.03m)

High gloss wood laminate floor, double radiator, coving to ceiling.

Shower Room

Fully tiled walls and floor, vanity wash hand basin with mixer tap, cupboard under, low flush W.C, large corner shower cubicle, sunken spotlights to ceiling, extractor fan, heated towel rail radiator.

Outside

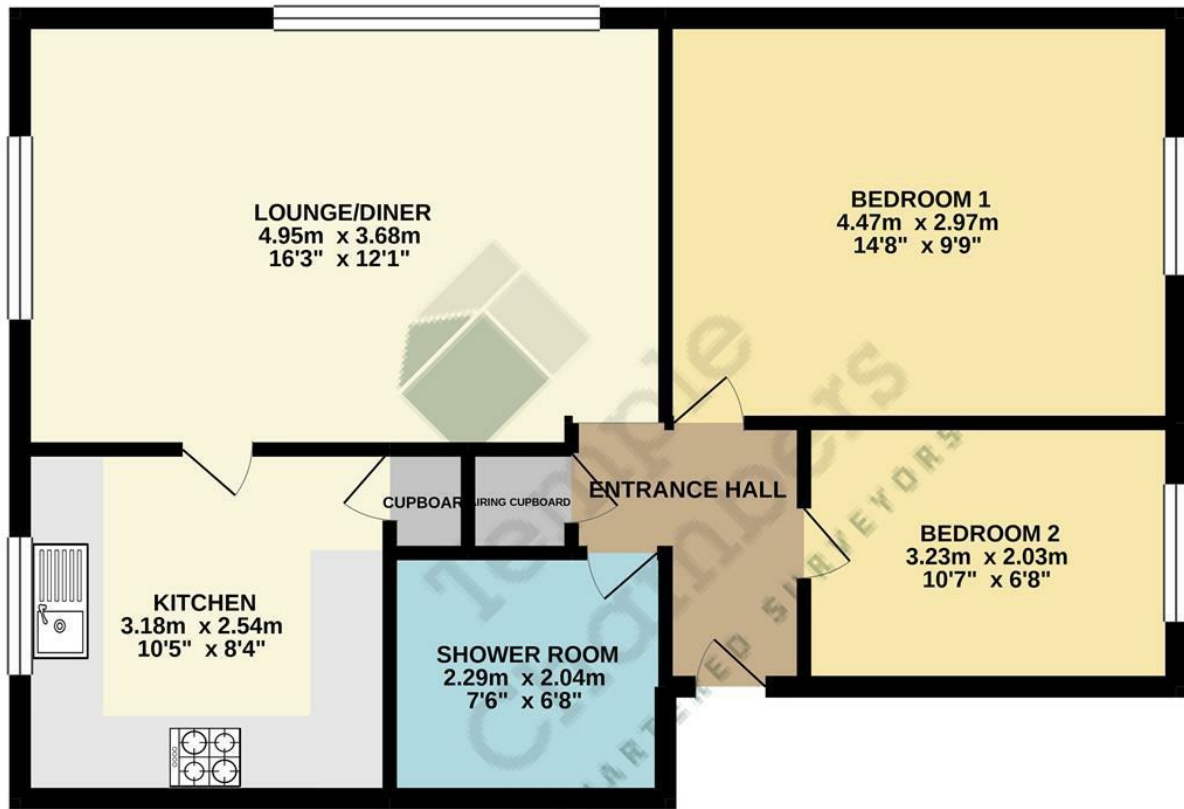
The block benefits from substantial communal gardens to rear, laid to lawn with mature shrubs and tree borders, parking

Garage

Cast concrete garage with up and over door.



GROUND 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	

