

## Park Avenue, Enfield, EN1 2BD



**Offers In Excess Of £380,000**

Kings Group- Enfield Town are delighted to offer this CHAIN FREE TWO DOUBLE BEDROOM FIRST FLOOR MAISONETTE situated in Park Avenue, EN1.

This property comprises two double bedrooms with fitted wardrobes to the second bedroom, modern fitted kitchen, living room, shower room and ample storage space. In addition there is residents parking, well maintained communal grounds and a garage en bloc. In our opinion this well presented maisonette would be a first time purchase or investment opportunity. With an impressive 942 year lease, this property also benefits from low service charge and ground rent.

Situated in a fantastic spot in Bush Hill Park, this property falls within close proximity of transport links including a variety of bus routes and is within walking distance of Bush Hill Park Overground Station. Also the A10/M25 are also easily accessible.

### **Hallway**

Double glazed window to the side aspect, Newly carpeted flooring on stairs, Laminate flooring as you enter, Stairs leading to the first floor, Storage cupboard, Power points, Spotlights

### **Landing**

Double glazed window to the front aspect, Spotlights, Double radiator, Newly carpeted flooring, Smoke alarm, Loft access, Storage cupboard x2

### **Living Room**

**14'6 x 11'1 (4.42m x 3.38m)**

Double glazed window to the side aspect, Spotlights, Double radiator, Laminate flooring, Phone point, TV aerial point, Power points

### **Kitchen**

**11'2 x 10'5 (3.40m x 3.18m)**

Double glazed window to the rear aspect, Double radiator, Laminate flooring, Tiled splash backs, A range of base and wall units with flat top work surfaces, Integrated cooker with electric oven and hob, Integrated extractor hood, Sink drainer unit, Space for fridge/freezer, Spotlights, Power points

### **Bedroom 1**

**14'0 x 10'5 (4.27m x 3.18m)**

Double glazed window to the side aspect, Double radiator, Newly carpeted flooring, TV aerial point, Power points

### **Bedroom 2**

**10'9 x 9'6 (3.28m x 2.90m)**

Double glazed window to the side aspect, Spotlights, Double radiator, Fitted wardrobes, TV aerial point, Power points

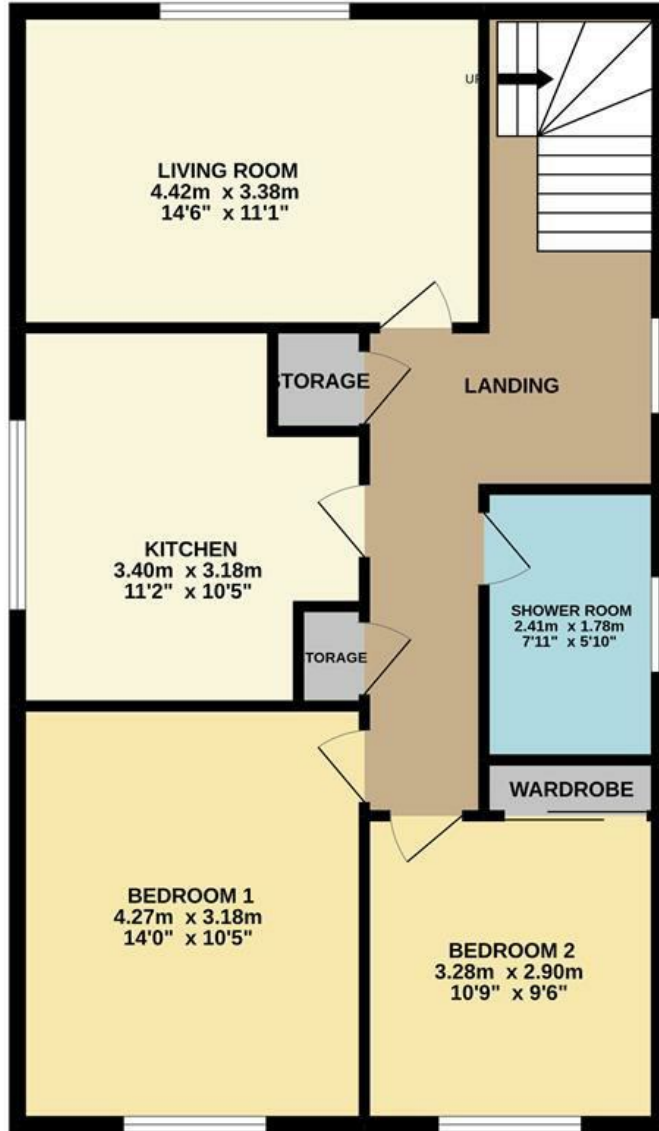
### **Shower Room**

**7'11 x 9'6 (2.41m x 2.90m)**

Double glazed opaque window to the front aspect, Spotlights, Tiled walls, Heated towel rail, Shower, Wash basin with mixer tap, Low level WC



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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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