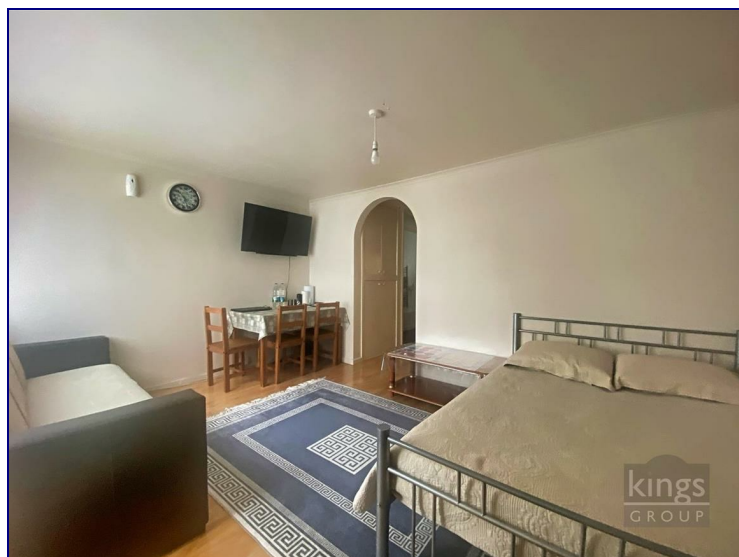
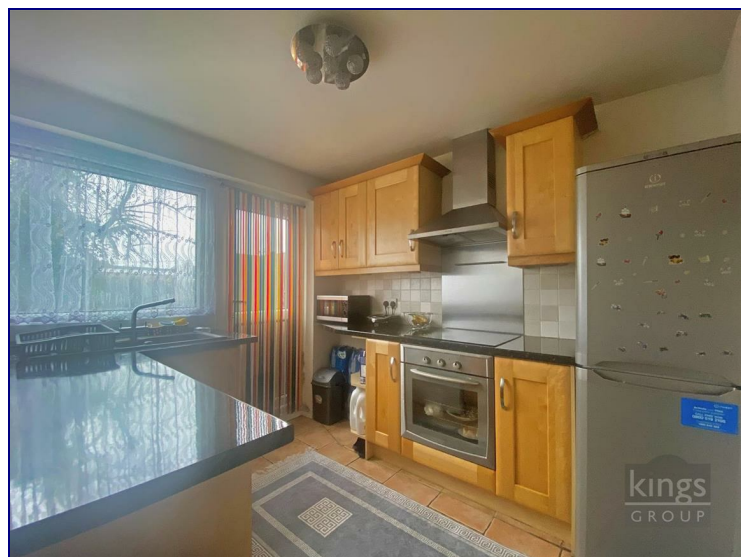


## Baynes Close, Enfield, EN1 4BN



**£199,995**

KINGS GROUP ENFIELD TOWN are pleased to offer this Purpose Built Ground Floor Studio apartment for sale located in a quite cul-de-sac Baynes Close which offers a 900+ year lease. It benefits from having its own front door, courtyard garden. It is within easy access to the A10. No service charge. Call today to arrange a viewing on 0208 364 4118.

### **Entrance Hall**

UPVC double glazed opaque window and door to side aspect, laminate wood style flooring

### **Living Area**

**14'4 x 10'9 (4.37m x 3.28m)**

UPVC double glazed window to front aspect, coving to ceiling, power points, telephone point, TV point, laminate wood style flooring.

### **Kitchen**

**9'6 x 7'9 (2.90m x 2.36m)**

UPVC double glazed window and door to rear aspect, range of base and eye level units with roll top work surfaces, integrated electric oven, integrated electric hob, sink and drainer unit with mixer tap, space for fridge freezer, tiled splash back, extractor hood, space for washing machine, space for fridge freezer, power points, tiled flooring.

### **Bathroom**

UPVC double glazed opaque window to rear aspect, three piece bathroom suite comprising panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin, low level WC, part tiled walls, electric heated towel rail, laminate wood style flooring.

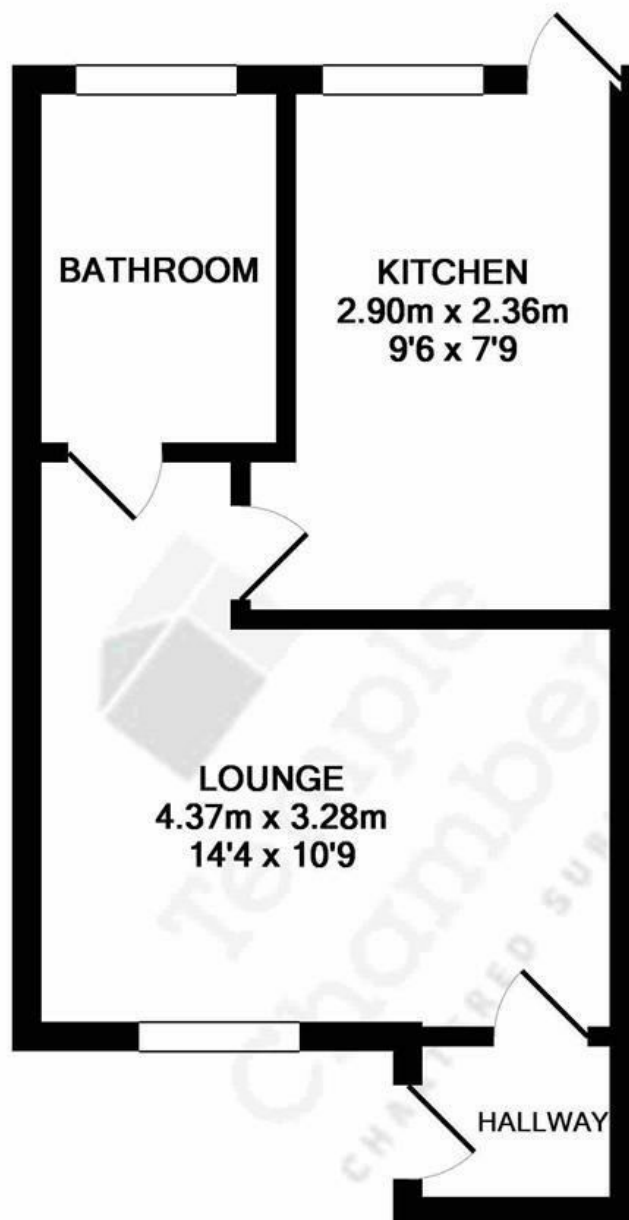
### **Garden**

Courtyard garden with patio, rear pedestrian access.

### **Floor Area**

355 sq ft (33 sq m)





**TOTAL APPROX. FLOOR AREA 34.1 SQ.M. (367 SQ.FT.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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>                  | 64      | 75        |
| 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>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| <b>England &amp; Wales</b>                                      | 66      | 67        |
| EU Directive 2002/91/EC                                         |         |           |



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