



www.kings-group.net

186 Hertford Road
Enfield Highway EN3 5AZ
Tel: 020 8805 5959

Hertford Road, Enfield, EN3 5SS
Offers In The Region Of £239,995

- TWO BEDROOM SPLIT LEVEL APARTMENT
- GAS CENTRAL HEATING
- TO BE SOLD WITH THE CURRENT TENANT
- BALCONY

- CLOSE PROXIMITY TO ALL LOCAL SHOPS AND AMENITIES
- DOUBLE GLAZED
- RENTAL INCOME OF £15,600 PA

KINGS GROUP Are delighted to offer this TWO DOUBLE BEDROOM Purpose Built Flat to the market. Situated over Two Floors, This ideal INVESTMENT OPPORTUNITY is to be sold with the current tenant, with rental income of £15,600PA. This opportunity also benefits from Communal Parking, Fitted Kitchen, Balcony, Long Lease, Double Glazing and Gas Central Heating. Situated within close proximity to all local SHOPS and amenities including Turkey Street Station which offers great links into LONDON LIVERPOOL STREET.

FRONT DOOR TO SIDE TO

STAIRCASE TO OWN FRONT DOOR TO:

ENTRANCE HALLWAY

With doors to:

LOUNGE

16'7 x 9'91 (5.05m x 2.74m)

With double glazed window to side, single radiator, Tv point, carpet.

KITCHEN

10'3 x 9'9 (3.12m x 2.97m)

With double glazed window to rear, range of wall and base units work tops over, sink unit, plumbing for washing machine , space for fridge/freezer. gas oven, electric hob, tiled floor

BEDROOM ONE

16'8 x 10'10 (5.08m x 3.30m)

With double glazed window to side, single radiator, carpet.

BEDROOM TWO

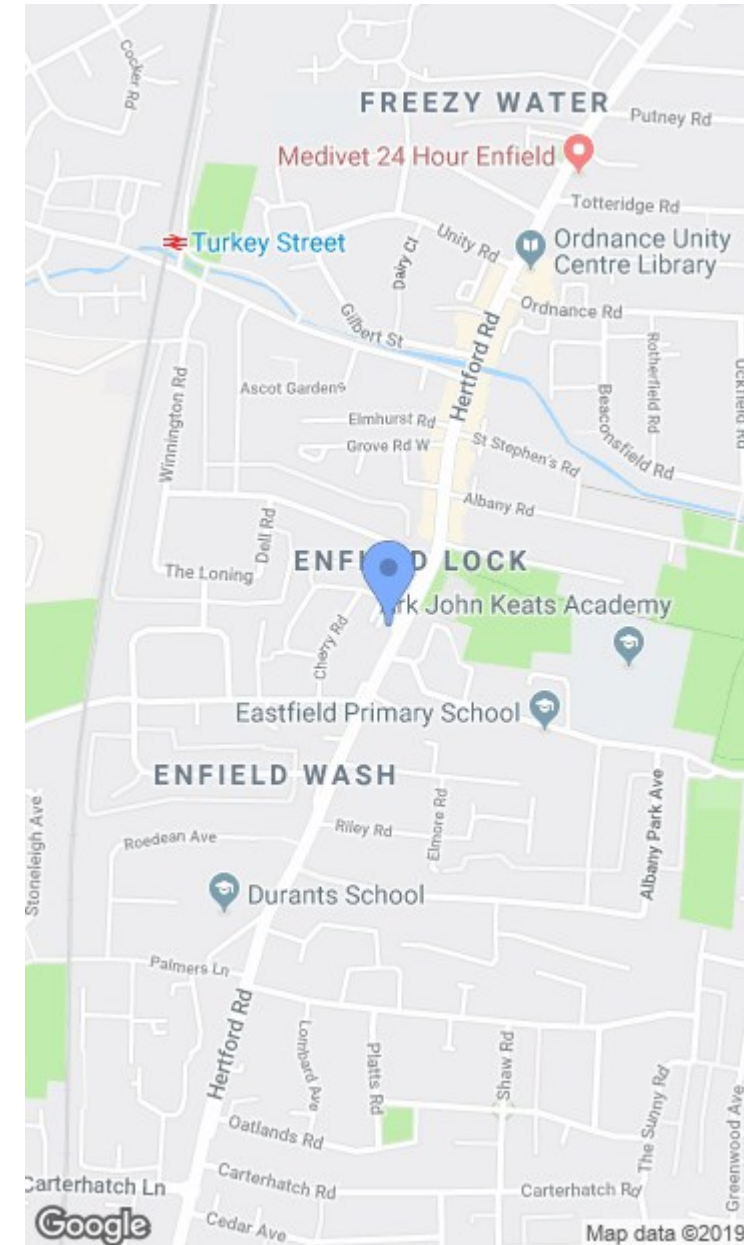
11'7 x 9'11 (3.53m x 3.02m)

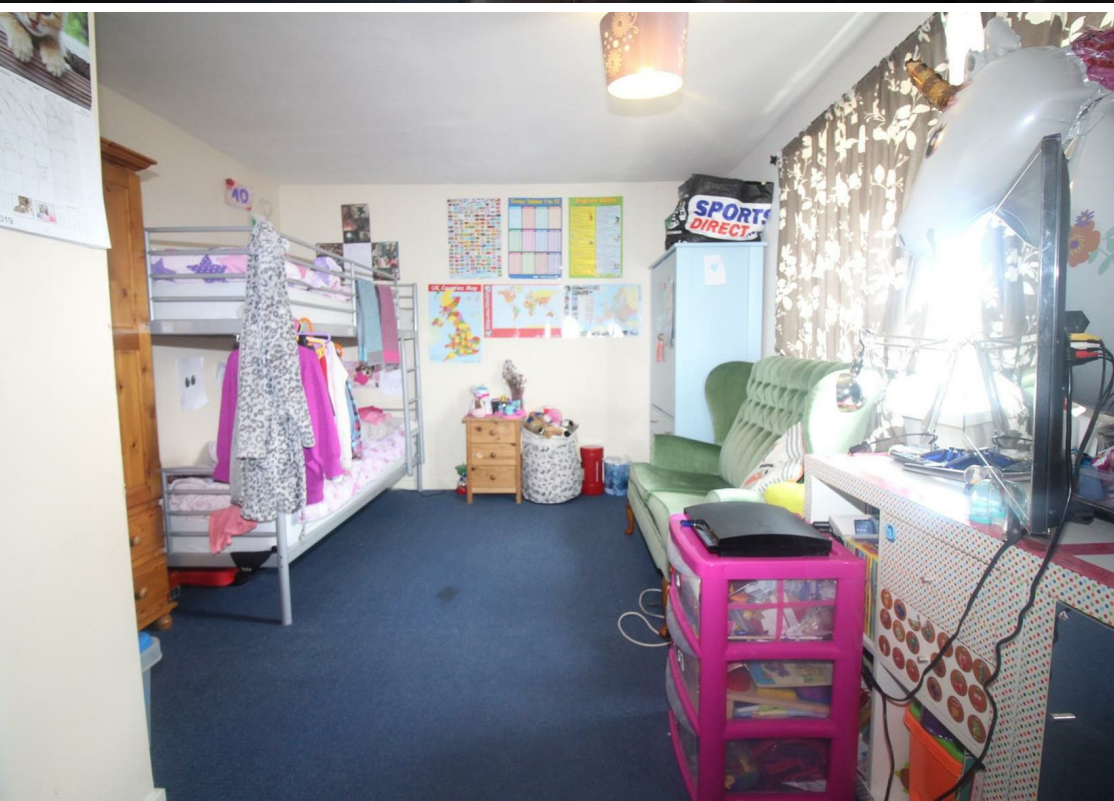
With double glazed window to side, single radiator, laminated wood style floor

BATHROOM/WC

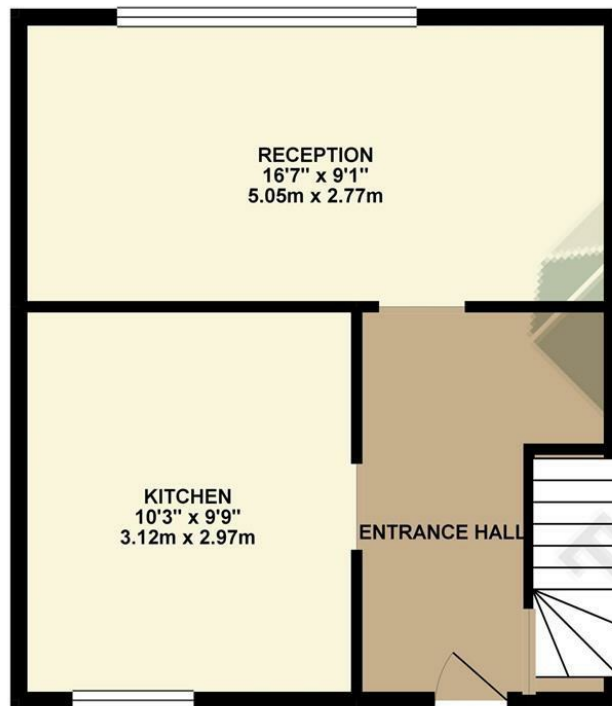
6'4 x 5'11 (1.93m x 1.80m)

With double glazed frosted window to side, low level level wc, pedestal wash hand basin, panel enclosed bath with shower, single radiator, tiled walls, lino floor

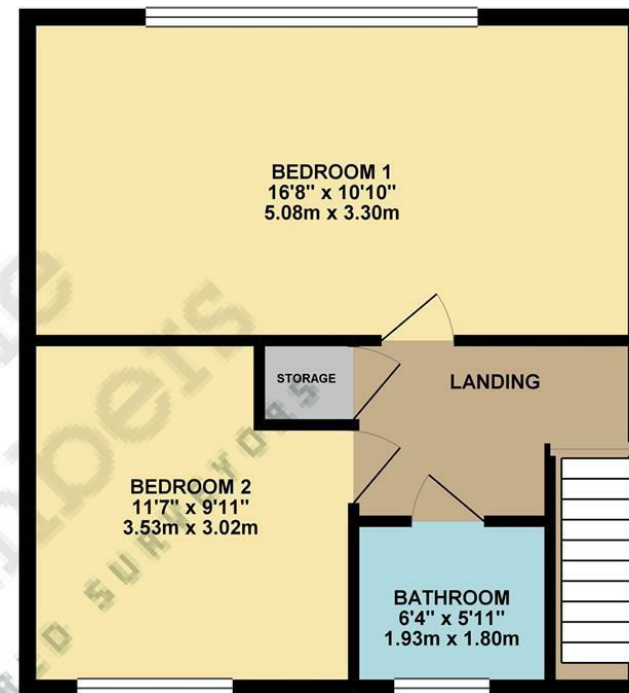




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 807.29sq. ft. (75.00 sq. m.) 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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