kings GROUP

www.kings-group.net

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

Exeter Road, Enfield, EN3 7TR

£215,000

NOTICE OF OFFER:- 13 Crediton House, Exeter Road Enfield, Midlesex, EN3 7TR.
We advise that an offer has been made for the above property in the sum of £215,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.
Agents Address: Kings Group, 186 Hertford Road, Enfield, EN3 5AZ, 0208 805 5959.

KINGS GROUP are delighted to offer this TWO DOUBLE Bedroom Split Level Apartment to the Market. Situated within close proximity to all local SHOPS & AMENITIES Including Ponders End & Southbury Train Station which has great access into both Tottenham Hale & LONDON LIVERPOOL STREET. Also benefiting from a Fitted Kitchen, Spacious Lounge/Dining Room, & Communal Grounds, Gardens & Parking. In our opinion this is an ideal BUY TO LET OPPORTUNITY with potential rental income of £16,200PA.

Leasehold - 10th March 2003 to 31st March 2111 (88 Years remaining)

Communal Grounds, Gardens & Parking

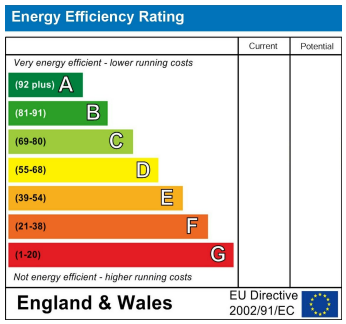
Entrance Hallway
Stairs up to first floor.

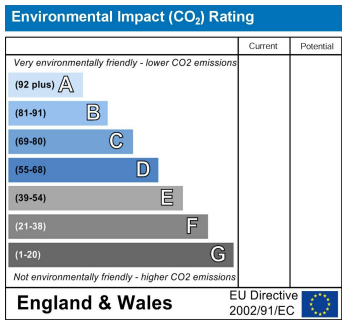
Reception/Lounge
Front double glazed window, power, electric heater, laminated wood style flooring.

Kitchen
Double glazed window to rear, plumbed for washing machine, space for fridge/freezer, cooker and washing machine, electric oven/hob, integrated extractor fan, power, laminated wood flooring.

Bedroom One
Double glazed window to front, power, electric heater, laminated wood flooring.

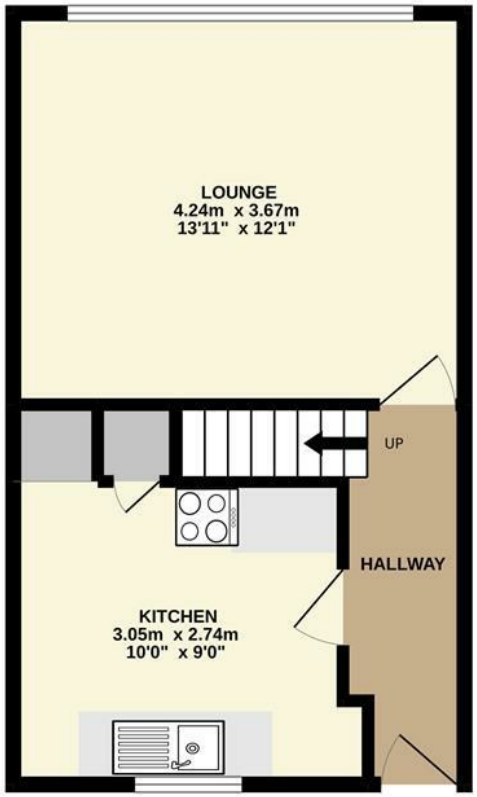
Bedroom Two
Double glazed window to rear, power, electric heater, laminated wood style flooring.

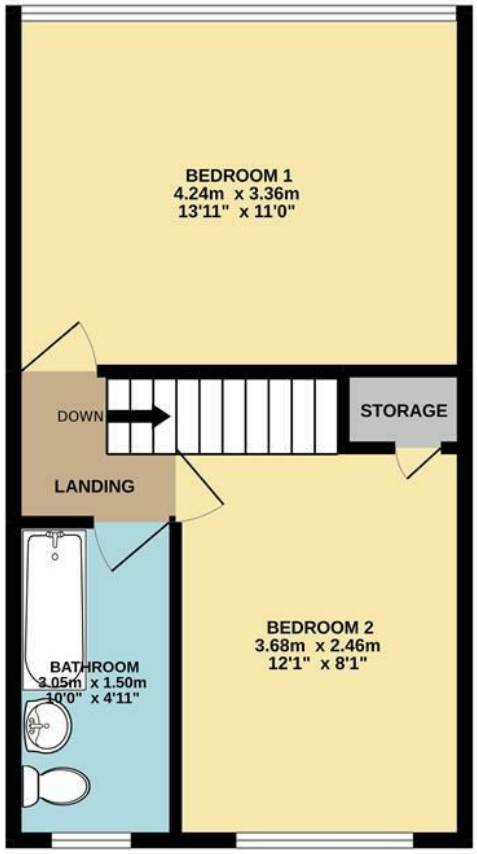




THIRD FLOOR
30.7 sq.m. (330 sq.ft.) approx.

FOURTH FLOOR
32.9 sq.m. (354 sq.ft.) approx.





CREDITON HOUSE, EXETER ROAD, EN3

TOTAL FLOOR AREA : 68.0 sq.m. (732 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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