



www.kings-group.net

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

Glyn Road, Enfield, EN3 4JU
Open To Offers £115,000

RETIREMENT FLAT OVER 55'S ONLY. KINGS GROUP are delighted to offer this well presented ONE DOUBLE BEDROOM First Floor WARDEN ASSISTED retirement flat, offering a LIFT, Spacious Living Area, Fitted Kitchen, Communal Grounds, Parking and Gardens, Security and Entry Phone System. This also boasts from being located just off Hertford Road which is close to all local Shops & Amenities, Bus Routes & Southbury Train Station. This Rare Addition also benefits from a NEW 99 YEAR Lease, and offered with NO ONWARD CHAIN.

99 Years Lease on completion
 Service Charge £3,132 including ground rent with no escalating ground rent.
 Council Tax Band B
 EPC Rating C

RECEPTION ROOM

18'05 x 10'07 (5.61m x 3.23m)

With double glazed window to front, coved ceiling, TV point, telephone point, power points, tiled flooring.

KITCHEN

7'7 x 5'0 (2.31m x 1.52m)

With double glazed window to side, range of base and wall units with roll top work surfaces, single drainer unit, electric oven, electric hob, integrated extractor, power points, tiled flooring.

BEDROOM

15'72 x 8'88 (4.57m x 2.44m)

With double glazed window to front, single radiator, TV point, power points, laminated wood style flooring.

BATHROOM

4'9 x 7'7 (1.45m x 2.31m)

With part tiled walls, heated towel rail, low level W.C, tiled flooring.

