www.kings-group.net

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

Glyn Road, Enfield, EN3 4JU

Offers In The Region Of £105,000

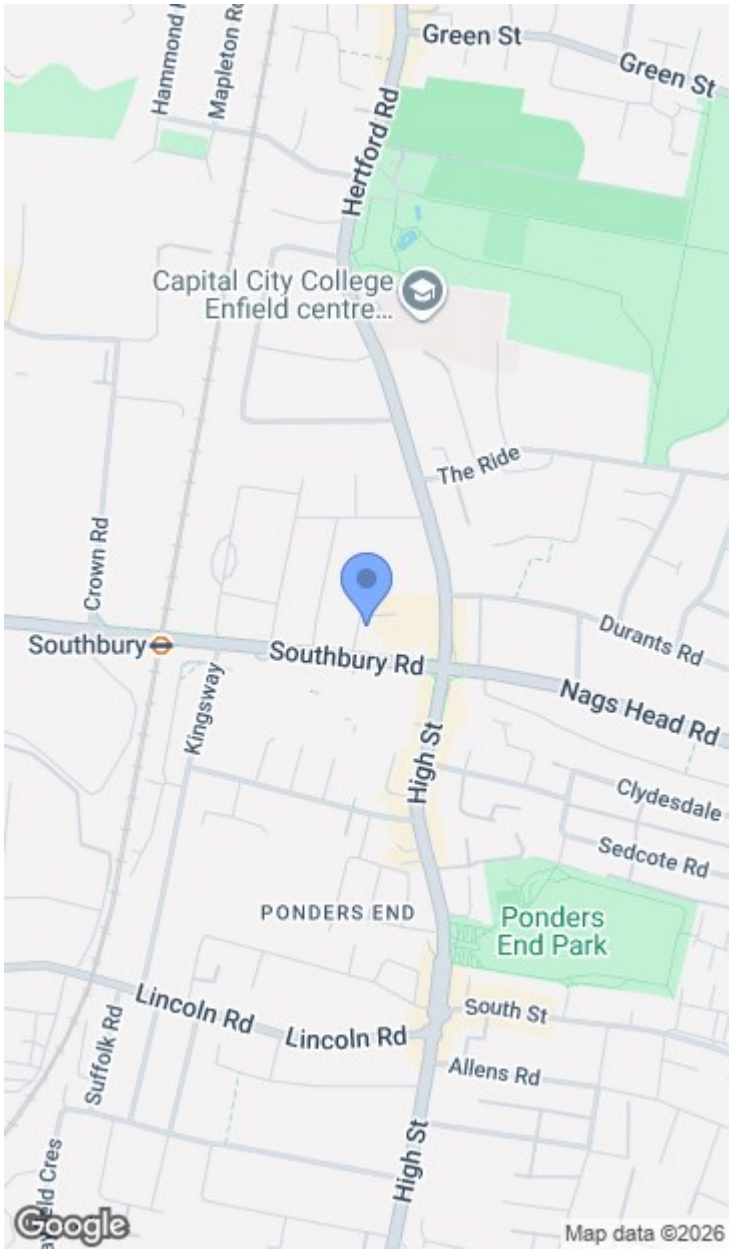
- RETIREMENT FLAT OVER 55's ONLY
- Warden Assisted Development with Lift Access
- Fitted Kitchen & Well Appointed Bathroom
- Well Maintained Communal Gardens & Residents Parking
- New 99 Year Lease on Completion – No Escalating Ground Rent
- One Double Bedroom First Floor Apartment
- Spacious 18ft Living / Dining Room
- Secure Entry Phone System for Added Peace of Mind
- Within Half a Mile of Shops, Amenities & Southbury Station (Direct Links into London Liverpool Street)
- Offered Chain Free

KINGS GROUP are delighted to offer this well presented one double bedroom, first floor warden-assisted retirement flat, situated within a popular and well-maintained development.

The property offers a spacious living room measuring approximately 18' x 10'6, providing ample space for both lounge and dining areas, a fitted kitchen, a generous double bedroom, and a well-appointed bathroom. The development benefits from lift access, security entry phone system, communal gardens and grounds, residents' parking, and on-site warden assistance for added peace of mind.

Ideally located just off Hertford Road, the property is within half a mile of local shops and amenities, including supermarkets, cafés, pharmacies and everyday conveniences. Excellent transport links are also close by, with regular bus routes and Southbury Train Station within approximately half a mile, offering direct links into London Liverpool Street ideal for visiting family and friends or enjoying days out in the City.

Offered to the market with NO ONWARD CHAIN, this is a fantastic opportunity for those seeking secure, convenient and comfortable retirement living.



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Second Floor

Total area: approx. 42.2 sq. metres (454.4 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative purposes only and no responsibility for any error, ommison or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Holmleigh Court