kings GROUP

www.kings-group.net

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

Scotland Green Road, Enfield, EN3 4SF
Offers In The Region Of £210,000

- One Bedroom Purpose Built Apartment
- Communal Grounds, Gardens and Parking
- Current Rental income of £15,000PA
- Double Glazed Windows
- Situated on the Ground Floor
- An Ideal First Time Buy or a Buy To Let Opportunity
- A Well Maintained and Presented Property

KINGS GROUP are delighted to offer this ONE DOUBLE BEDROOM FLAT to the market, benefiting from being offered with a current tenant paying £1250PCM but can also be purchased on a chain free basis. Boasting a Spacious Lounge, Double Bedroom, Communal Grounds, Gardens, Parking. This well presented and maintained property is also situated within close proximity to all Local Shops & Amenities including Brimsdown Train Station which has direct access into Tottenham Hale & LONDON LVERPOOL STREET.

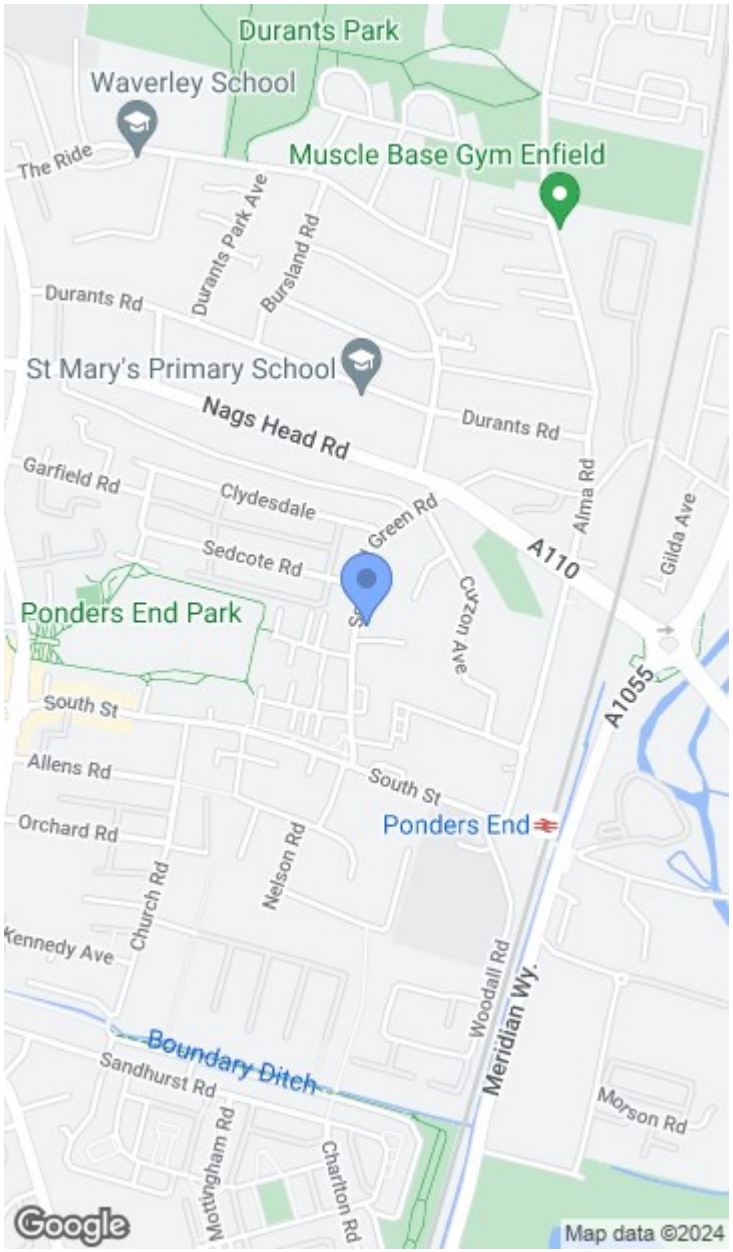
FRONT DOOR LEADING TO

ENTRANCE HALLWAY

LOUNGE
15'3" x 10'10" (4.65m x 3.30m)
With laminate flooring, textured ceiling, electric heating, power points

BEDROOM
13'8" x 9'8" (4.17m x 2.95m)
With double glazed window to rear aspect, laminate flooring

BATHROOM
6'6" x 6'1" (1.98m x 1.85m)
With panel enclosed bath , pedestal wash basin with mixer taps, low level WC, tiled flooring, tiled walls,



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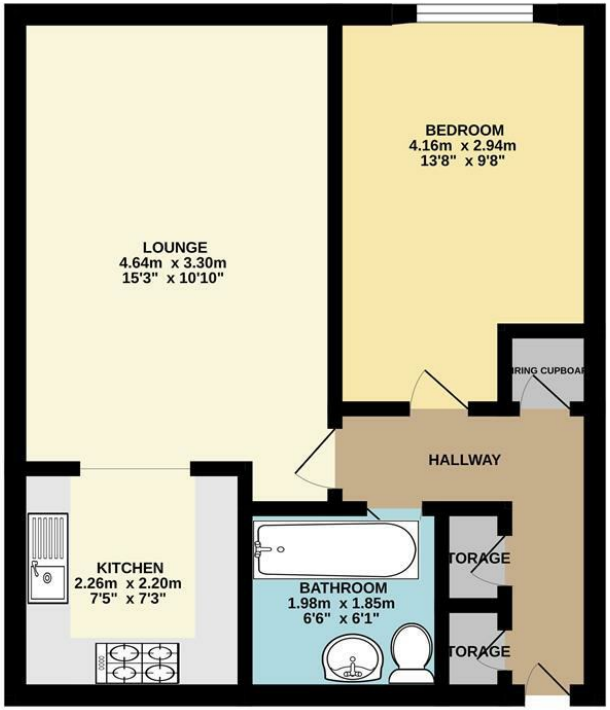
GROUND FLOOR
42.0 sq.m. (452 sq.ft.) approx.



TOTAL FLOOR AREA : 42.0 sq.m. (452 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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