



Warne Court, 8 Village Road, Enfield, EN1
Offers In Excess Of £500,000 Leasehold - Share of Freehold

Anthony Webb
ESTATE AGENTS

Warne Court, 8 Village Road, Enfield, EN1

1100 SQ FT OF FLOOR SPACE IN QUIET/SECURE LOCATION. A spacious three bedroom, two bath/shower room apartment located on the first floor of this recently built (2013) modern gated development within easy walking distance of Enfield Town shops, bus routes and mainline station. Benefits include a secure gated entrance with video entry phone access, an impressive living/dining space with a modern kitchen, oak wood floors and doors to balcony with splendid views over Enfield cricket club, a master bedroom with a fitted wardrobe and en-suite shower room, two further bedrooms with fitted wardrobes and oak wood floors, a modern bathroom, a large storage cupboard, double glazing, gas central heating and an allocated parking space in the gated underground garage.

- Three bedrooms
- Modern gated development
- Spacious living/kitchen space
- Two modern bath/shower rooms
- Video entryphone
- Close to Enfield Town
- Great views over cricket ground
- Secure gated parking



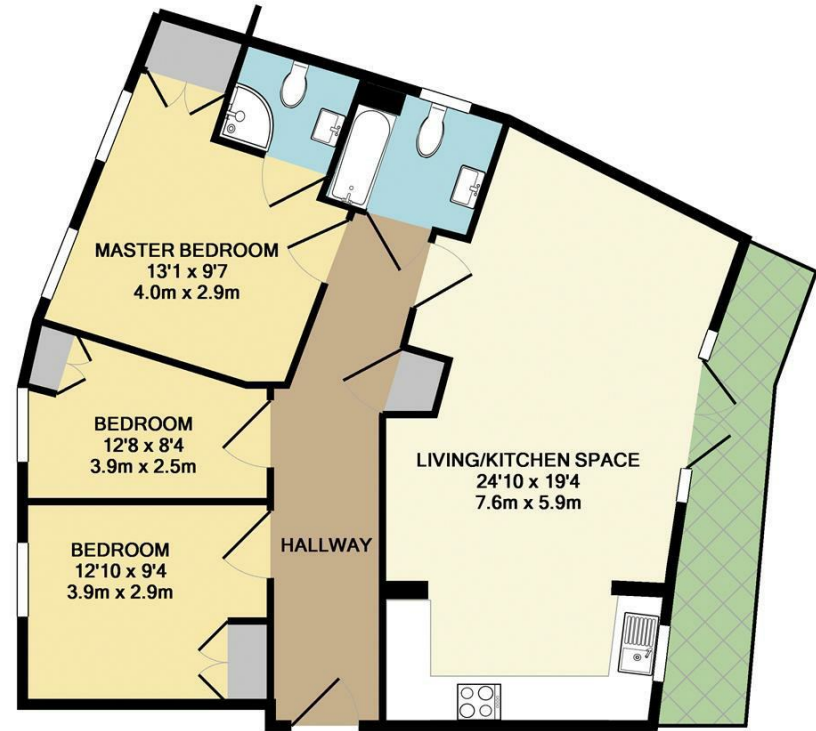


Warne Court, 8 Village Road Enfield EN1 2FD

Tenure: Leasehold - Share of Freehold
Gross Internal Area: 1141.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(81-91) A		86	86
(69-80) B			
(55-68) C			
(39-54) D			
(21-38) E			
(1-20) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



TOTAL APPROX. FLOOR AREA 1141 SQ.FT. (106.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with Metropix ©2019

Property particulars as supplied by Anthony Webb Estate Agents are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers of lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures statements or representations of fact, but must satisfy themselves by or of fittings, gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. no person in the employment of Anthony Webb has any authority to make any representation or warranty whatever in relation to this property.

348 Green Lanes, Palmers Green, London N13 5TJ
020 8882 7888
palmersgreen@anthonywebb.co.uk
anthonywebb.co.uk

Anthony Webb
ESTATE AGENTS