



11 Cobham Close, Enfield, EN1 3SD
Offers In Excess Of £300,000



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Lanes are pleased to present this CHAIN FREE two bedroom ground floor apartment situated conveniently for Enfield Town multiple facilities. The property benefits from direct access to communal gardens, telephone entry phone system, gas central heating, 110 year lease and more. Internal viewing is highly recommended to fully appreciate this property. Call Now.



Inner Hallway

Telephone entry phone system, radiator, laminate flooring, two storage cupboards, doors to lounge, bathroom and both bedrooms.

Lounge 18'7" x 10'6" (5.66m x 3.20m)

Double glazed patio doors leading to patio area and communal gardens, two double glazed windows to rear aspect, two radiators, laminate flooring and door leading to kitchen.

Kitchen 10'6" x 5'9" (3.20m x 1.75m)

Frosted double glazed window to side aspect, eye and base level units with worktop surfaces, stainless steel sink with mixer tap and drainer unit, space for washing machine, freestanding cooker with fitted extractor hood, integrated fridge/freezer, part tiled walls, spotlights.

Bedroom One 12'9" x 8'5" (3.89m x 2.57m)

Double glazed window to rear aspect, radiator, fitted wardrobes and laminate flooring.

Bedroom Two 9'2" x 6'2" (2.79m x 1.88m)

Double glazed window to rear aspect, radiator and laminate flooring.

Bathroom

Four piece bathroom suite comprising panelled bath with mixer tap and shower attachment, shower cubicle, low flush W.C, pedestal wash hand basin with mixer tap, part tiled walls, spotlights and radiator.

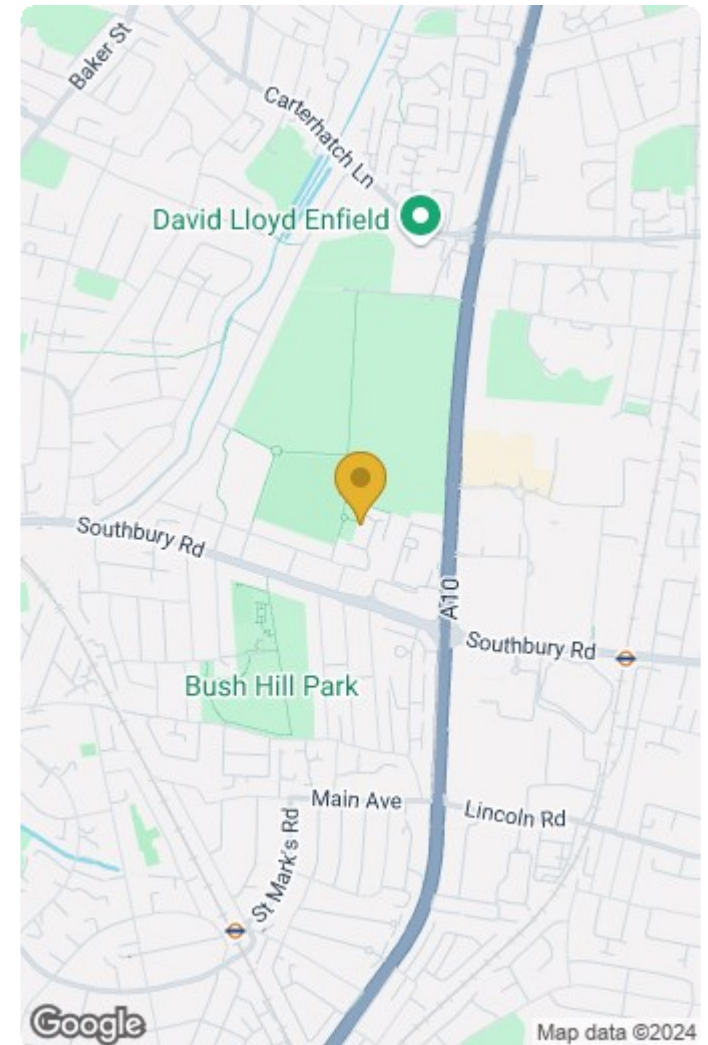
Lanes Estate Agents Enfield Reference

ET5124/AX/AX/AX/290124





GROUND FLOOR
583 sq.ft. (54.1 sq.m.) approx.



TOTAL FLOOR AREA: 583 sq.ft. (54.1 sq.m.) 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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IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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		79	80
EU Directive 2002/91/EC			

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

