



1 Chase Court Gardens, Enfield, EN2 8DB

£367,000



## 1 Chase Court Gardens, Enfield, EN2 8DB

Lanes Enfield Town present a lovely spacious two bedroom first floor flat located off of Windmill Hill, moments away from Enfield Chase Station, cafes, shops and bus routes. The property comprises of a modern fitted kitchen and shower room, good size lounge/diner, two double bedrooms, fitted wardrobes to main bedroom, integrated Neff appliances and ample storage/airing cupboards. Additionally benefits include share of freehold, gated allocated parking and gas central heating.



### **Hallway**

Radiator, spotlights, two storage cupboards, doors to:

### **Lounge/Diner** 16'3x12'5 (4.95mx3.78m)

Double glazed sash windows to front aspect, radiator, open to kitchen.

### **Kitchen** 9'0x7'6 (2.74mx2.29m)

Double glazed sash windows to side aspect, tiled flooring, white gloss units, quartz work surfaces, Neff gas hob, Neff oven, Neff extractor hood, integrated dishwasher and integrated washing machine. Space for fridge/freezer. Franke's stainless steel sink drainer with mixer taps.

### **Bedroom One** 16'3x9'5 (4.95mx2.87m)

Double glazed sash windows to rear aspect, radiator, fitted wardrobes.

### **Bedroom Two** 9'7x9'8 (2.92mx2.95m)

Double glazed sash windows to rear aspect, radiator.

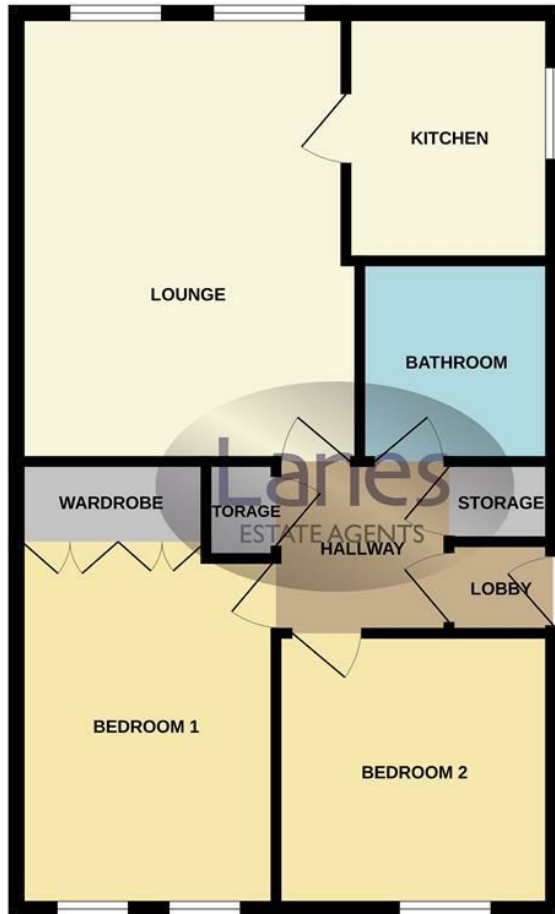
### **Shower Room**

Walk in double shower, tiled flooring, tiled walls, hand basin with mixer tap, concealed w.c, heated towel rail.





FIRST FLOOR  
633 sq.ft. (58.8 sq.m.) approx.

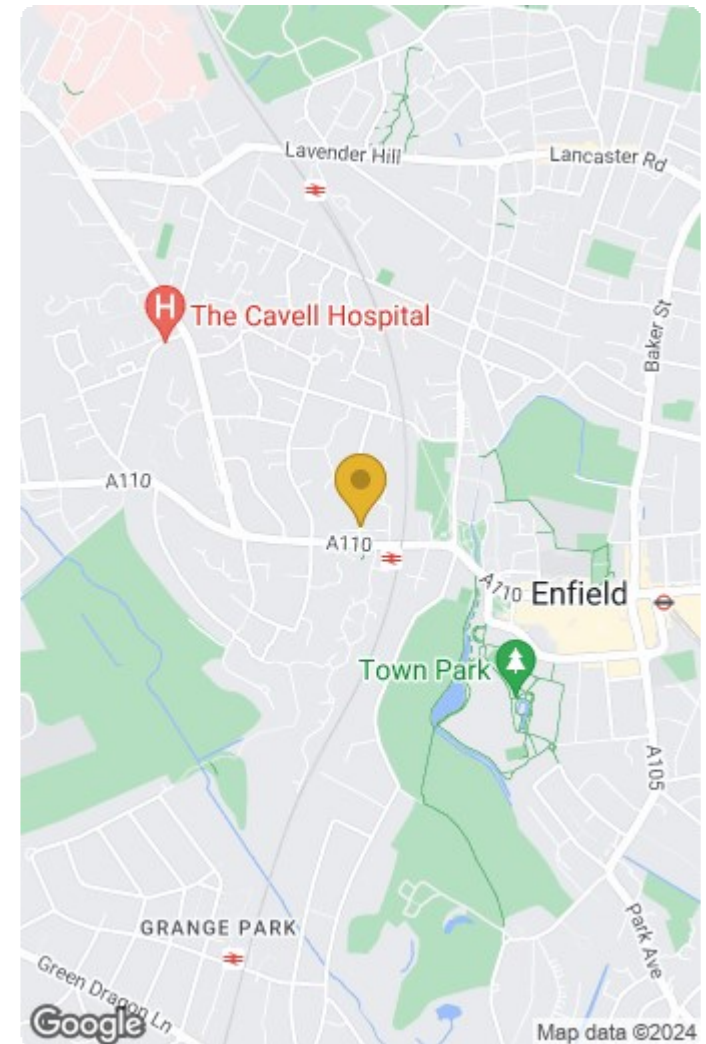


TOTAL FLOOR AREA : 633 sq.ft. (58.8 sq.m.) approx.

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		Class	Band
Very energy efficient - lower running costs	(92 plus)	A	
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
Not energy efficient - higher running costs	(1-20)	G	
			80 80
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

