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22 Fairfield House 171 South Street, Enfield, EN3 4GR

£325,000

GATED PARKING FOR ONE CAR!

Lanes are delighted to offer this BEAUTIFULLY PRESENTED One-Bedroom Apartment on the Sixth Floor. The property is located off Alma Road and within proximity to all local shops, Schools, and amenities. Ponders End train station (serving London Liverpool Street/Tottenham Hale) is located next to the development.

Benefits include a Video-Entryphone System, Large Entrance Hall, Utility Cupboard for storage and plumbing for the washing machine, a 25ft Open Plan Lounge & Kitchen, Modern Fitted Kitchen with Integrated Appliances, a Modern Bathroom Suite, Direct Access to Own Private Balcony from Lounge, Double Bedroom with Fitted Wardrobe, Double Glazing, Gas Central Heating, Gated Allocated Parking for one car, Long Lease 240 Years.



- Door To
- Open Plan Lounge/Kitchen
- Balcony
- Bedroom
- 12'2 x 12'6 (3.71m x 3.81m)
- Barthroom
- Utility Cupboard

Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs			
(92 plus) A		86	86
(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	Target
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	

- Exterior
- Allocated Gated Parking for one Car

Reference
CH6446/PL/PL/PL/05042024 - Cheshunt Estate Agents

GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the location and details here, measurements of doors, windows, areas and any other items are approximate and the responsibility is solely for any error, omission or misstatement. This plan is for illustrative purposes only and should be used in conjunction with any prospective purchase. The layout, contents and fittings shown here are not intended to be an exact guide to the actual property or otherwise as the given. Made with Metronix 02/20

IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot confirm 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.

