



34 Cosmopolitan Court Main Avenue, Enfield, EN1 1GD

£280,000



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****CHAIN FREE**** Lanes are delighted to offer this 2-bedroom, 2-bathroom apartment less than half a mile from Bush Hill Park London Overground Station. Ideal for First Time Buyers and Buy To Let investors with a potential return of £1,500-£1,600PCM.

The apartment was built approx 13 years ago, and positioned on the second floor. Internal features include 2-double bedrooms, en-suite to bedroom one, own private balcony, gas central heating, underground allocated parking, lift access, daytime concierge and a communal roof terrace.

Viewing is highly recommended to fully appreciate this property. Call now. Keys held



Inner Hallway

Entryphone system, laminate flooring, large airing cupboard, doors leading to open plan lounge/kitchen, bedroom one, bedroom two and bathroom.

Open Plan Lounge/Kitchen

16'9 x 10'9" opening to 13'5" (5.11m x 3.28m opening to 4.09m)

Lounge:

Double glazed window to side aspect, laminate flooring, radiator and double glazed door leading to balcony.

Kitchen Area:

Eye and base level units with roll top work surfaces, one and a half bowl sink with mixer tap and drainer unit, space for washing machine and fridge/freezer, integrated dishwasher, fitted electric over with gas hob and extractor hood, spotlights and part tiled flooring.

Bedroom One 12'6" x 10'5" (3.81m x 3.18m)

Double glazed window to front aspect, fitted wardrobes, radiator and door leading to ensuite.

Ensuite

Concealed low flush W.C, sink with mixer tap, shower cubicle, heated towel rail, spotlights, tiled floor and part tiled walls.

Bedroom Two 9'1" x 9'0" (2.77m x 2.74m)

Double glazed window to front aspect and radiator.

Bathroom

Panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, low flush W.C, spotlights, heated towel rail, tiled floor and part tiled walls.

Lanes Estate Agents Enfield Reference Number

ET5165/AX/AX/AX/110624





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FLOOR PLAN
578 sq.ft. (53.7 sq.m.) approx.

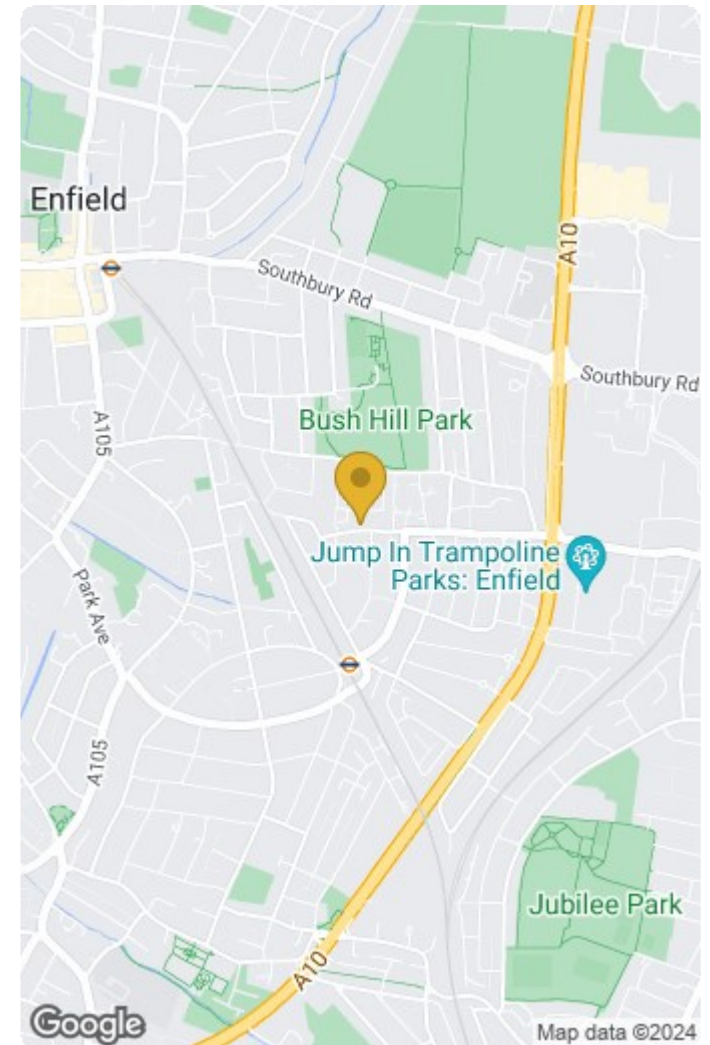


TOTAL FLOOR AREA: 578 sq.ft. (53.7 sq.m.) approx.

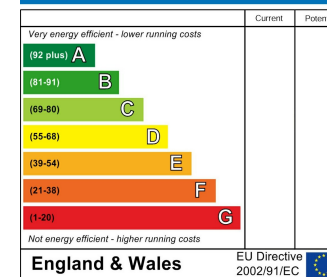
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



Environmental Impact (CO₂) Rating

