



12a Monica Court 2 Village Road, Enfield, EN1 2LG

£425,000

**Lanes**  
ESTATE AGENTS



# 12a Monica Court 2 Village Road, Enfield, EN1 2LG

Welcome to this charming two-bedroom first-floor apartment located in the desirable Monica Court situated on the popular Village Road, Enfield. Recently refurbished, this delightful property boasts a modern kitchen and a stylish bathroom, making it an ideal choice for those seeking contemporary living in a convenient location.

As you enter the apartment, you will find a spacious living room with own private balcony that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The two well-proportioned bedrooms provide ample space for comfortable living, while the property benefits from generous storage options throughout.

The apartment is equipped with gas central heating, ensuring a cosy environment during the colder months. Additionally, residents will appreciate the convenience of communal parking.

Situated within walking distance to Enfield Town shopping centre, you will have access to a variety of shops, cafes, and restaurants, catering to all your daily needs. The excellent transport links nearby further enhance the appeal of this property, providing easy access to central London and beyond.

This apartment presents a wonderful opportunity for first-time buyers, young professionals, or those looking to downsize. With its modern finishes and prime location, it is not to be missed. We invite you to arrange a viewing and experience the charm of this lovely home for yourself.



**Hallway**

Entryphone system, radiator, storage cupboard, additional large storage cupboard with plumbing for washing machine, doors leading to lounge, kitchen, bedroom one, bedroom two and bathroom.

**Lounge** 16'0" x 17'1" (4.88m x 5.21m )  
(narrowing to 11'11 L-Shape) Dual aspect double glazed windows, double glazed doors leading to own private balcony and radiator.

**Balcony** 7'0" x 4'8" (2.13m x 1.42m)

**Kitchen** 11'11" x 7'2" (3.63m x 2.18m)  
Double glazed window to rear aspect, base level units with wooden work top surfaces, fitted electric oven with induction hob and extractor hood, sink with mixer tap and drainer unit, space for fridge/freezer, integrated dishwasher, radiator, laminate wood flooring and part tiled walls.

**Bedroom One** 12'1" x 10'3" (3.68m x 3.12m)  
Dual aspect double glazed windows, fitted wardrobe and radiator.

**Bedroom Two** 10'7" x 9'10" (3.23m x 3.00m)  
Dual aspect double glazed windows and radiator.

**Bathroom**  
Frosted double glazed window to rear aspect, panel enclosed bath with mixer tap and wall mounted shower, vanity sink with mixer tap, concealed low flush W.C, radiator, tiled walls and laminate flooring.

**Lanes Estate Agents Enfield Reference Number**  
ET5252/AX/AX/AX/130525













Approximate total area<sup>(1)</sup>  
681 ft<sup>2</sup>

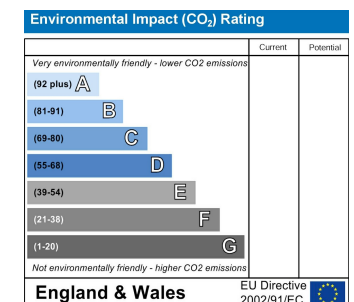
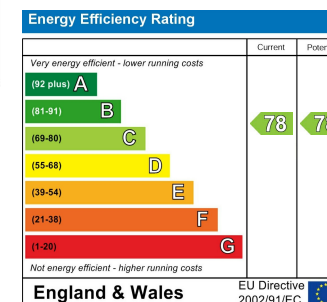
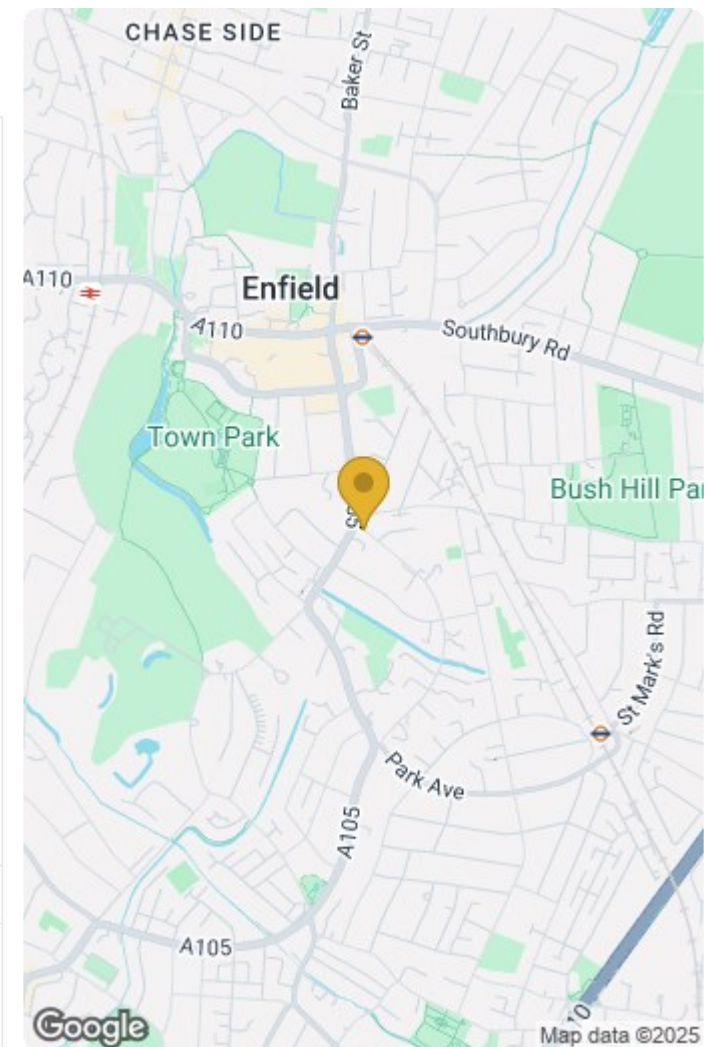
Balconies and terraces  
29 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.

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