



Flat 1 Mallory Court 58a Valley Fields Crescent, Enfield, EN2 7QL

£262,000



Flat 1 Mallory Court 58a Valley Fields Crescent, Enfield, EN2 7QL

Lanes Enfield are pleased to welcome to the market this one-bedroom ground floor apartment located at Valley Fields Crescent in Enfield. This property is being sold with no onward chain, making it an ideal choice for first-time buyers or those seeking an investment.

Upon entering, you will find a well-proportioned reception room whilst the apartment features a spacious bedroom along with a thoughtfully designed bathroom.

One of the standout features of this property is its own private patio area, which leads directly to a communal garden. Additionally, the apartment comes with allocated parking for one vehicle.

The property also benefits from gas central heating. Being chain-free, this apartment is ready for you to move in without delay, with keys readily available for viewing.

Situated in a desirable location, this apartment is close to local amenities and transport links. Do not miss the chance to make this apartment your own.

Please note that part of the building has been underpinned



Hallway

Entryphone system, wood flooring, airing cupboard, radiator, doors leading to lounge, bedroom and bathroom.

Lounge

14'1" x 12'2" (4.29m x 3.71m)

Double glazed window to rear aspect, double glazed door leading to rear garden, wood flooring, radiator and door leading to kitchen.

Kitchen

10'2" x 5'7" (3.10m x 1.70m)

Double glazed window to front aspect, eye and base level units with worktop surfaces, stainless steel sink with mixer tap and drainer unit, fitted electric oven with gas hob and extractor hood, space for washing machine, integrated fridge/freezer, radiator, part tiled walls and tiled floor.

Bedroom

11'1" x 10'2" (3.38m x 3.10m)

Double glazed window to front aspect and radiator.

Bathroom

Frosted double glazed window to rear aspect, panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, low flush W.C, heated towel rail, spotlights, tiled floor and part tiled walls.

Rear Garden

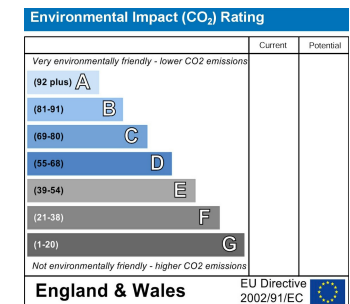
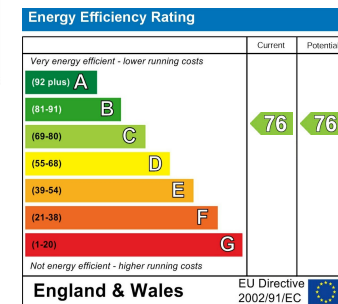
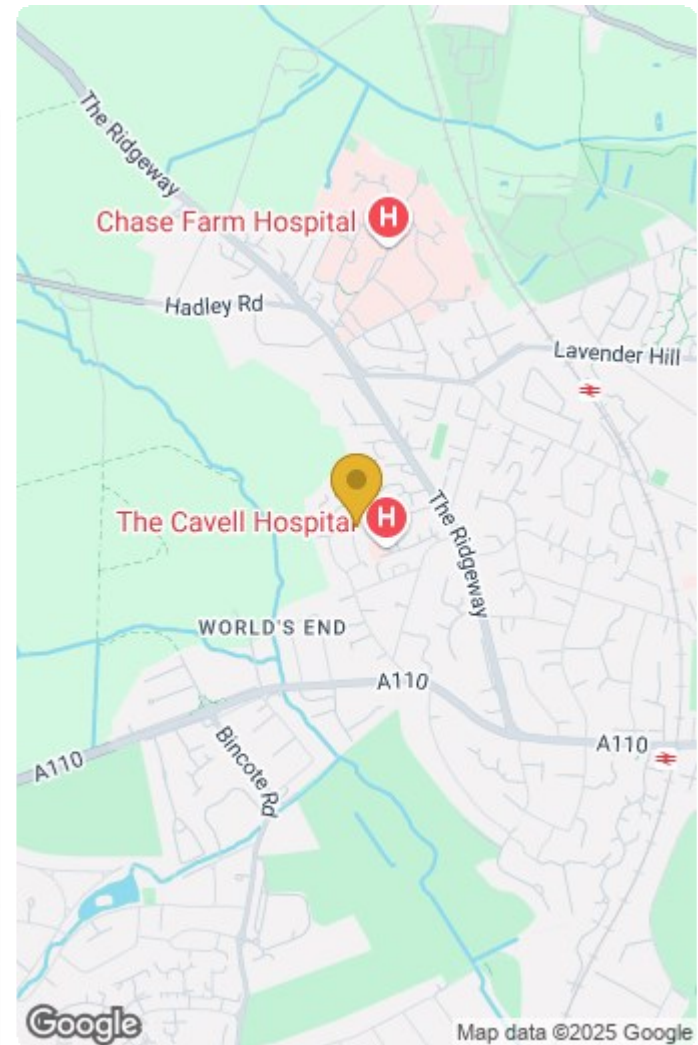
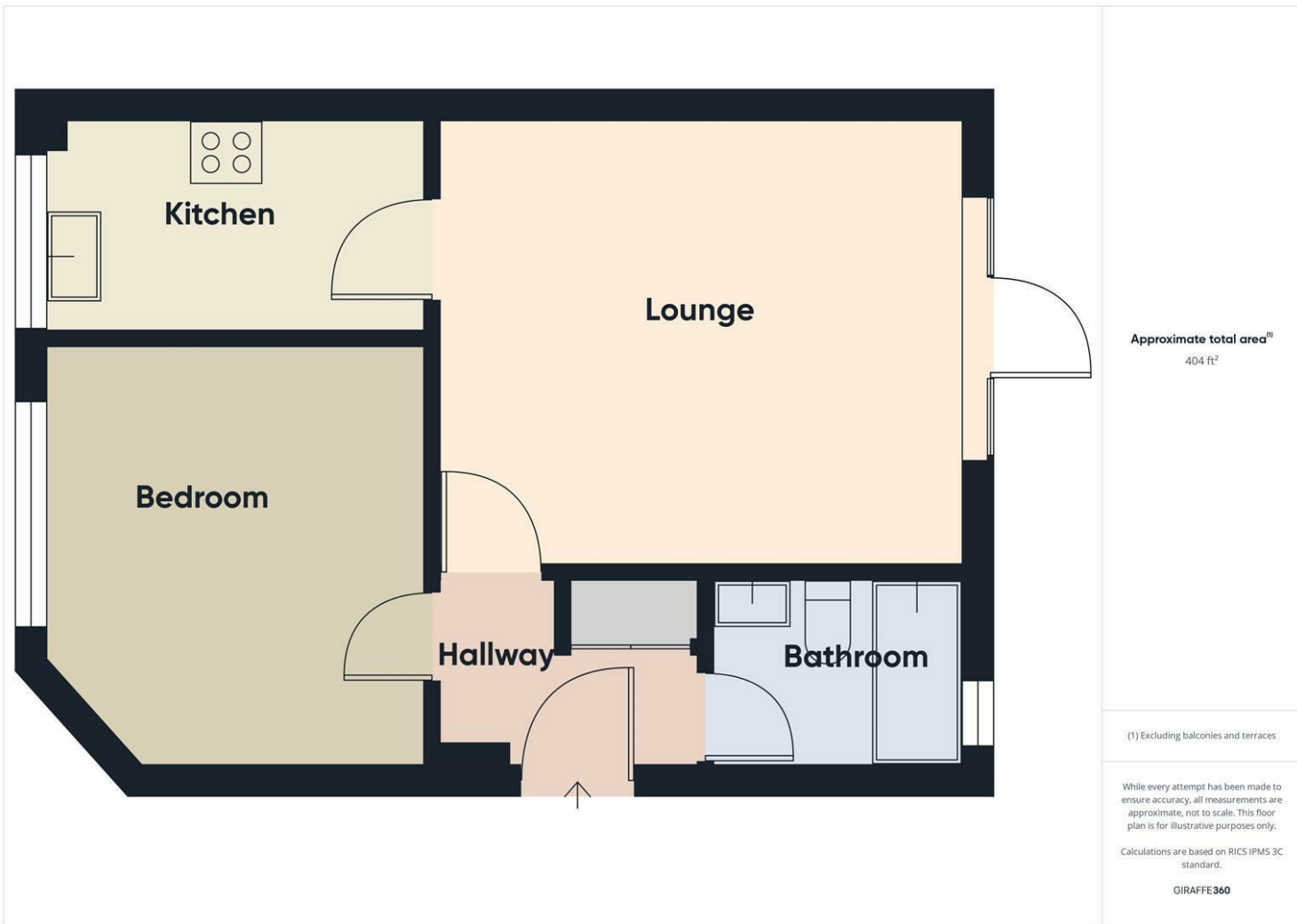
Own patio paved area leading to communal garden that is laid to lawn with shrub and hedge borders.

Lanes Estate Agents Enfield Reference Number

ET5257/AX/AX/AX/290525







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.

