



1b Sedcote Road, Enfield, EN3 4RQ

£255,000

**Lanes**  
ESTATE AGENTS



## 1b Sedcote Road, Enfield, EN3 4RQ

Lanes Enfield are delighted to offer to the market this one-bedroom top floor apartment. With a well-proportioned reception room, this flat is ideal for individuals or couples seeking a cosy living space. The property features a modern bathroom and a good size bedroom.

One of the standout features of this apartment is its prime location. It is within walking distance to Southbury Station, making commuting to central London a breeze. Additionally, you will find a variety of local shops just a stone's throw away, providing all the essentials for daily living.

The flat boasts an impressive lease with over 900 years remaining, offering peace of mind for future ownership. An allocated car parking space is included, a valuable asset in this bustling area. Furthermore, the property is chain-free, allowing for a smooth and efficient purchase process.

This apartment presents an excellent opportunity for first-time buyers or investors looking to enter the Enfield property market. With its appealing features and convenient location, it is not to be missed. We invite you to arrange a viewing and discover the potential of this lovely home.



### **Hallway**

Laminate flooring, storage cupboard, airing cupboard, doors leading to lounge, bedroom and bathroom.

### **Lounge**

10'3" x 12'4" (3.12m x 3.76m)

Double glazed windows to rear aspect, laminate flooring, electric radiator, spotlights, entry phone system, access leading to kitchen.

### **Kitchen**

8'8" x 5'9" (2.64m x 1.75m)

Double glazed windows to rear aspect, tiled flooring, part tiled walls, roll top work surface, fitted cooker with single oven, electric hob and extractor hood, stainless steel sink with mixer tap and drainer, space for washing machine and fridge/freezer, eye level and base level units, spotlights.

### **Bedroom**

12'3" x 7'4" (3.73m x 2.24m)

(Restricted head height) Three Velux windows and electric radiator.

### **Bathroom**

Tiled flooring, tiled walls, tile enclosed bath with mixer tap and shower attachment, pedestal hand wash basin with mixer tap, low level W.C, spotlights and heated towel rail.

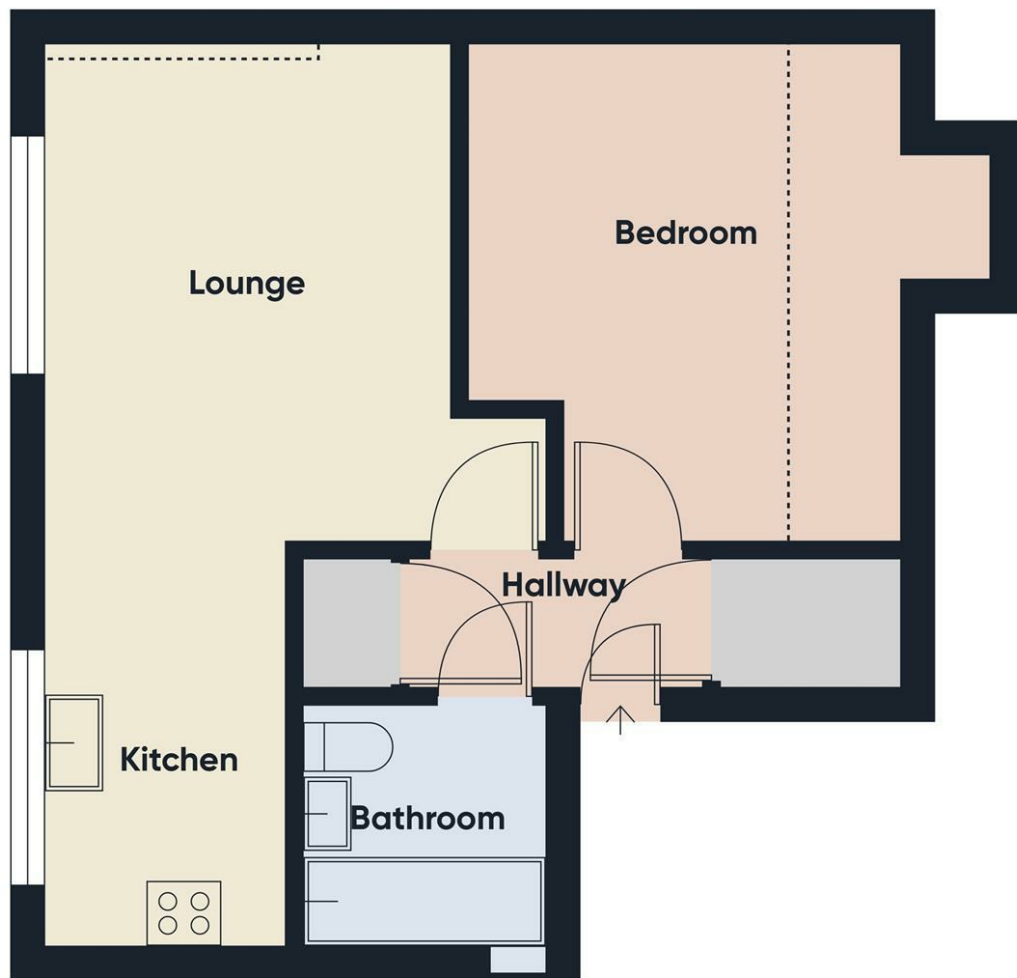
### **Lanes Estate Agents Enfield Reference Number**

ET5270/AX/HY/AX/170725









Approximate total area<sup>(1)</sup>

406 ft<sup>2</sup>

Reduced headroom

43 ft<sup>2</sup>

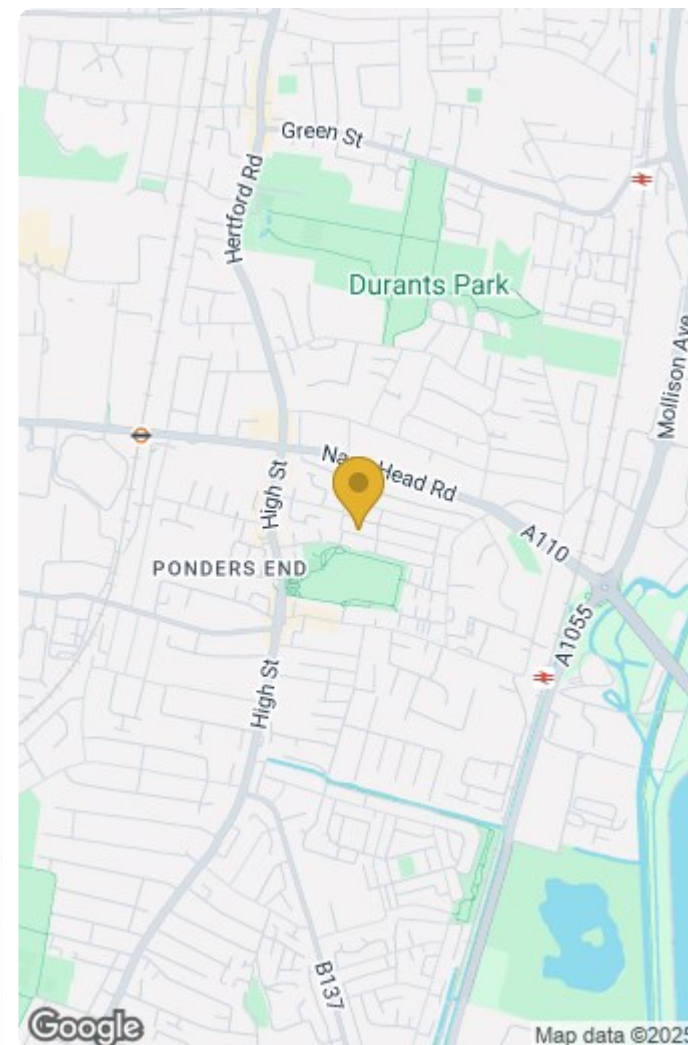
(1) Excluding balconies and terraces

Reduced headroom:

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



#### Energy Efficiency Rating

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

#### Environmental Impact (CO<sub>2</sub>) Rating

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

#### 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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