



## 12B Waverley Court Windmill Hill, Enfield, EN2 7AU

- AVAILABLE EARLY JANUARY WITH LANES LETTINGS
- TWO BEDROOM, TOP FLOOR APARTMENT
- PARKING FOR ONE CAR
- PRIME LOCATION

AVAILABLE EARLY JANUARY! Positioned in the desirable Waverley Court on Windmill Hill, this charming two-bedroom, top and fourth floor apartment offers a delightful blend of comfort and convenience. Spanning 614 square feet, this property has been tastefully decorated and is available for occupancy from early January.

As you step inside, you will be greeted by a bright and airy atmosphere, enhanced by large bi-folding doors that allow natural light to flood the living/kitchen area. The open-plan kitchen and living space is perfect for both relaxation and entertaining, featuring integrated appliances, a breakfast bar, and a lovely Juliette balcony that overlooks the serene rear of the building.

Both bedrooms are well-proportioned, providing ample space and fitted wardrobes to accommodate your storage needs. The shower room is finished to a high standard and includes a designated area for

# £1,900



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (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 <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |

