



6 Thrush Court Queens Road, Enfield, EN1 1NH
Offers In Excess Of £260,000

Lanes
ESTATE AGENTS

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Welcome to this charming recently refurbished one-bedroom first floor apartment located in the desirable Thrush Court on Queens Road, Enfield. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for first-time buyers or savvy investors.

As you enter the apartment, you will find a well-proportioned reception room that provides a warm and inviting space for relaxation or entertaining guests. The south-facing Juliette balcony allows natural light to flood the room, creating a bright and airy atmosphere. The bedroom is generously sized with fitted wardrobes, offering a peaceful retreat at the end of the day, while the bathroom is fitted with modern fixtures, ensuring both style and functionality.

One of the standout features of this property is the allocated parking, a rare find in such a central location. You will appreciate the ease of access to Enfield Town's shopping centre and transport facilities, which are just a stone's throw away. This prime location ensures that you are never far from a variety of shops, restaurants, and excellent transport links, making commuting a breeze.

This apartment is chain-free, and keys are held, allowing for a smooth and swift transaction. Whether you are looking to make your first step onto the property ladder or seeking a lucrative investment opportunity, this apartment ticks all the boxes. Do not miss the chance to view this lovely home in a vibrant and well-connected area.



Hallway

Lounge 14'8" x 8'8" (4.47m x 2.64m)

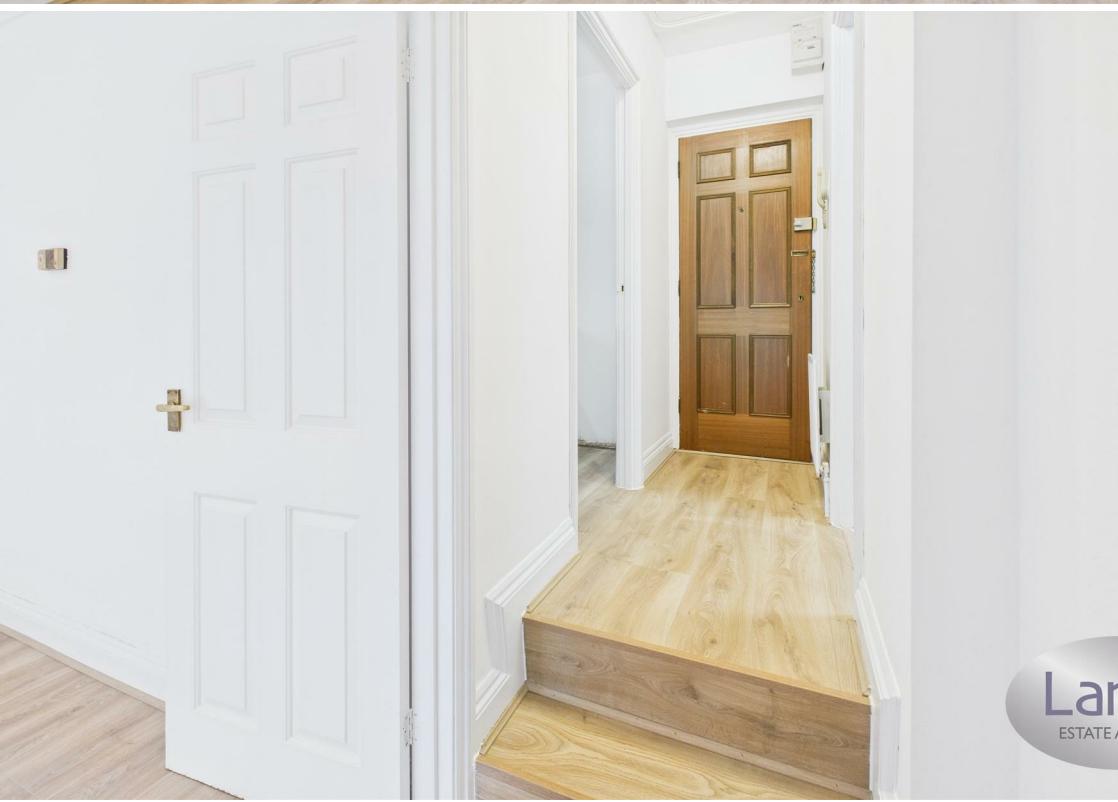
Kitchen 8'9" x 6'7" (2.67m x 2.01m)

Bedroom 12'6" x 8'8" (3.81m x 2.64m)
(to fitted wardrobe)

Bathroom 6'2" x 5'5" (1.88m x 1.65m)

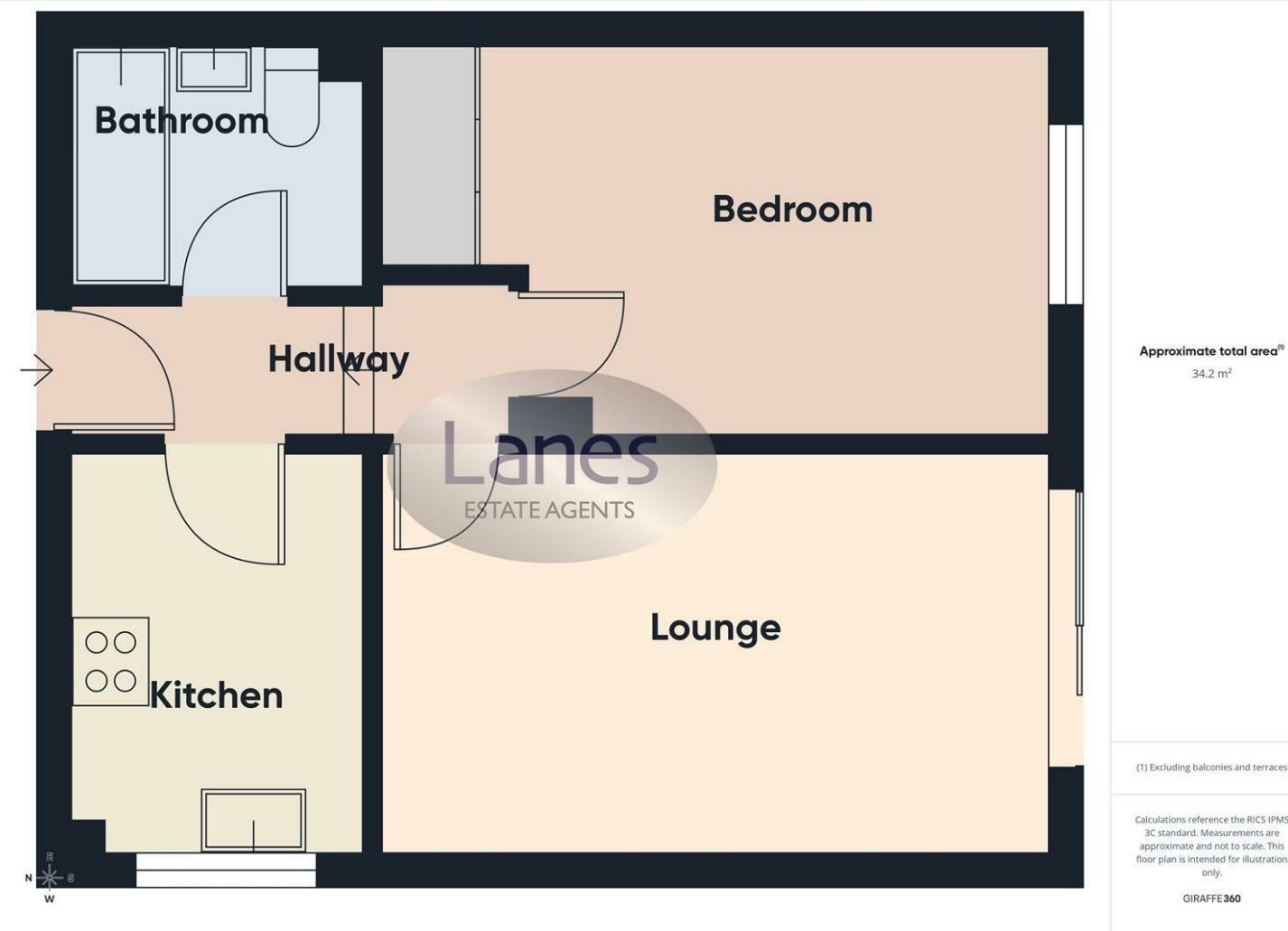
Lanes Estate Agents Enfield Reference Number

ET5304/AX/AX/AX/181225





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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 leases, 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

Rating	Score Range	Color	Notes
A	(92 plus)	Dark Green	Very energy efficient - lower running costs
B	(81-91)	Medium Green	
C	(69-80)	Light Green	
D	(55-68)	Yellow	
E	(39-54)	Orange	
F	(21-38)	Red	
G	(1-20)	Dark Red	Not energy efficient - higher running costs

Current Poter

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EU Directive 2002/91/EC

Environmental Impact (CO2) Rating		Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions			
England & Wales		EU Directive 2002/91/EC	

