

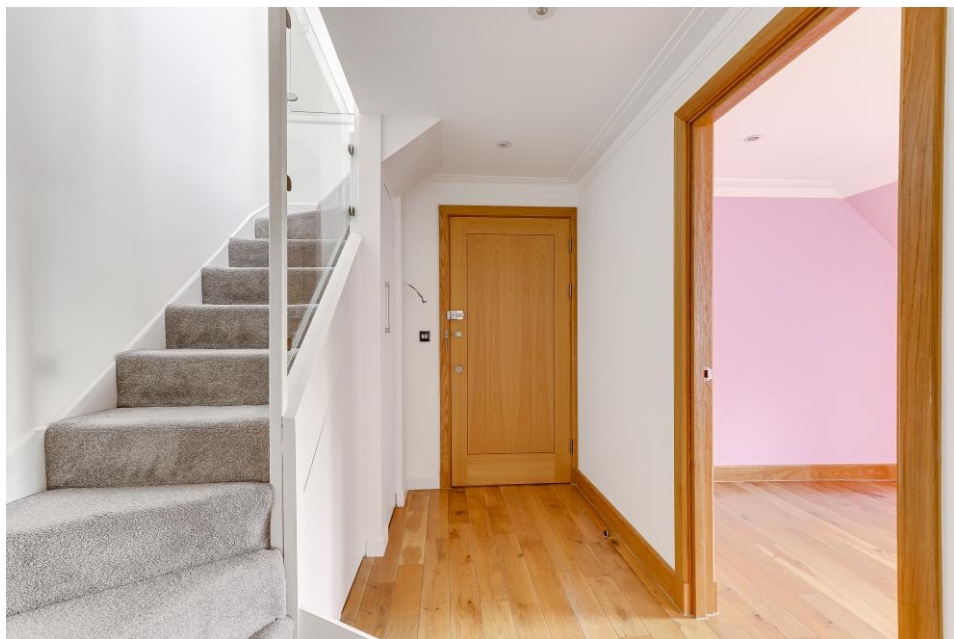


Warne Court, Village Road, EN1 2FD

£475,000

Share of Freehold

Castles



Warne Court, Village Road, EN1 2FD

This exquisite top-floor, two double bedroom apartment is nestled in a contemporary, purpose built development in a prime location on Village Road, Enfield. The property is situated within a secure gated community, providing peace of mind and an exclusive living experience. From the apartment, residents can enjoy picturesque views over Enfield cricket ground, adding a touch of serenity and charm to the home. The apartment features direct access to a spacious loft storage room, offering potential study/office space. The main bedroom includes an en-suite shower room as well as a family bathroom ensuring privacy and comfort. Both the kitchen and bathrooms are modern, catering to a contemporary lifestyle. Residents benefit from allocated underground parking, a valuable asset in this sought-after area. The apartment holds a share of the freehold, adding to its investment appeal. The location is ideal, with convenient access to local bus routes and Enfield train station, facilitating easy commuting. Enfield Town with its array of shops and eateries is also nearby providing a variety of dining and shopping options. Features include: gas central heating, double glazing, top floor, gated development, secure underground allocated parking space, communal gardens, chain free, share of freehold.

EPC Rating: B

Council Tax Band: E

As advised by seller :

Terms of Lease: 999 years from January 2013.

Approximately 989 years remaining

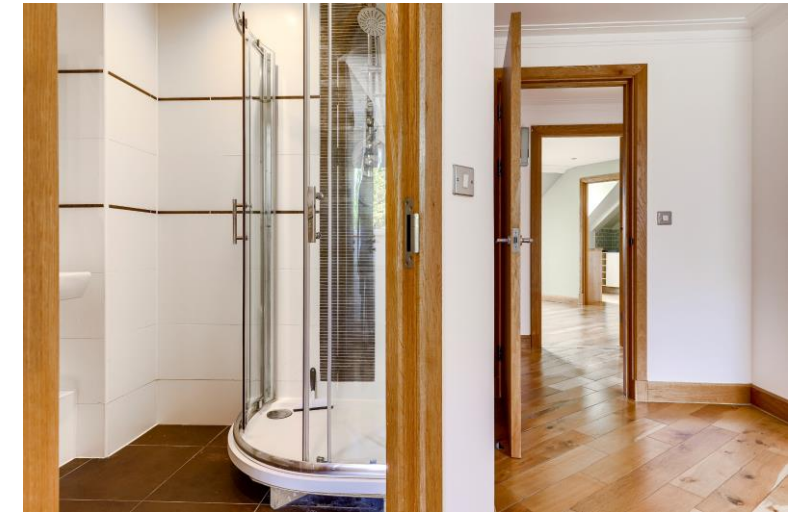
Service Charge: £5,298.42 P/A

Ground Rent: N/A

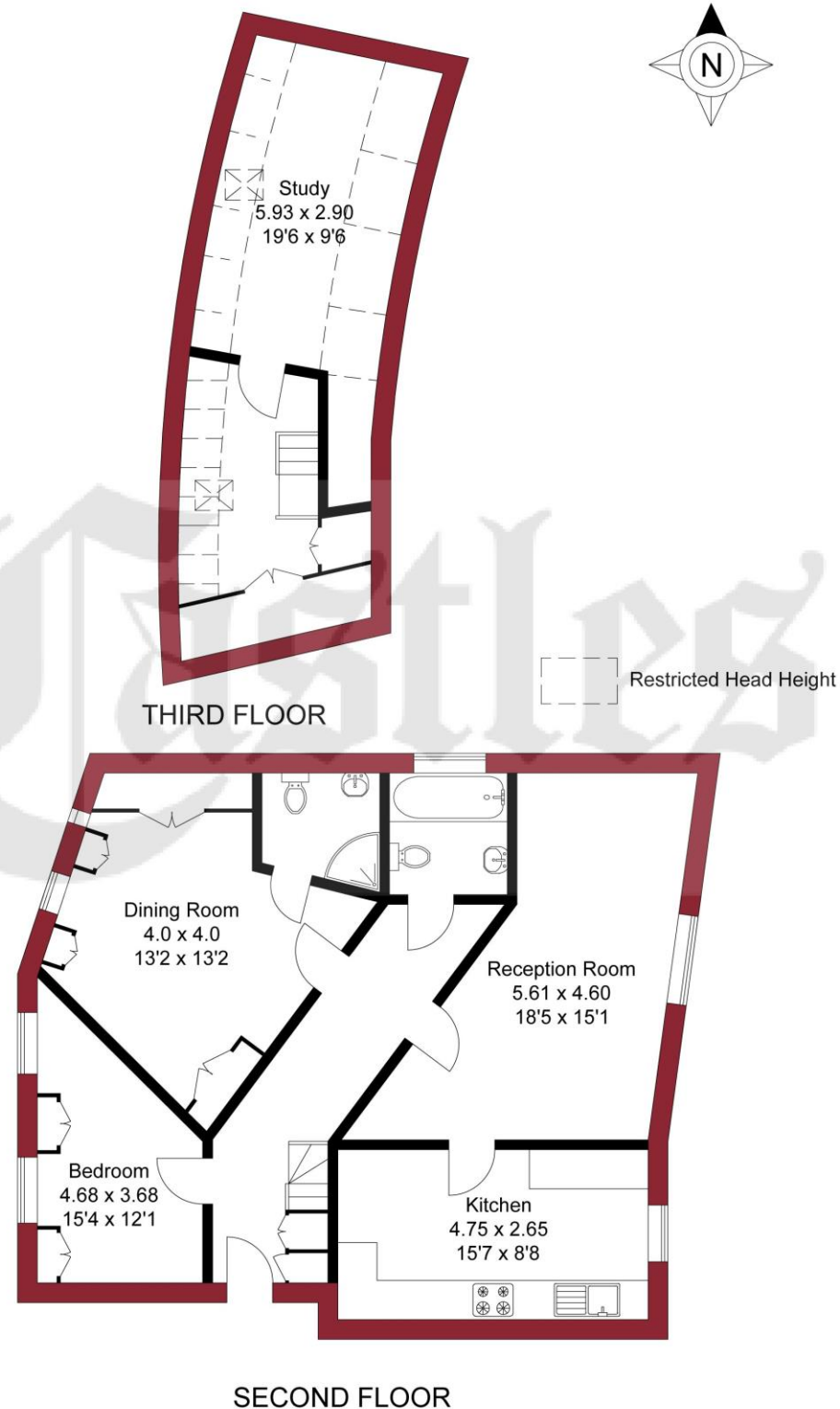
£475,000 **Share of Freehold**

Castles

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APPROXIMATE GROSS INTERNAL AREA
102.35 sqm / 1101.68 sqft



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An overview of Enfield

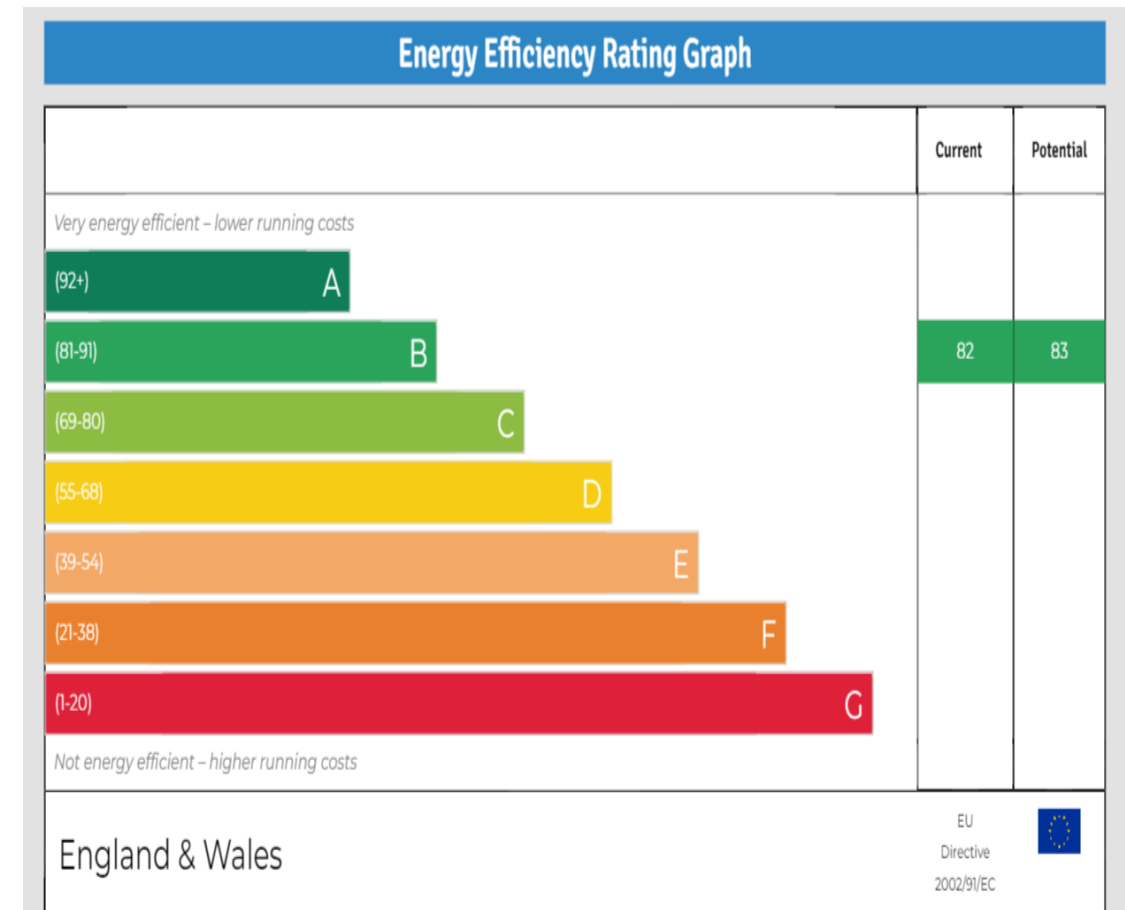
Enfield boasts a proud and distinguished history, home to several country houses and ancient monuments, the area also hosts a notable contingent of famous residents both past and present.

With affordable homes and a safe, green environment, Enfield attracts many buyers pleasantly surprised by the good value of property compared to some of the more pricey neighbouring boroughs.

On the lush, green perimeter of London, Enfield has excellent transport links with a quick and easy train journey into the City and West End.

There are a range of activities to keep residents busy in the borough with seven bustling shopping areas, 900 hectares of parks, three golf clubs, and numerous cinemas, theatres and museums. There is a diverse community residing in the area.

Notable for its range of great schools, vast green spaces and bustling retail centres, as well as good transport links to the rest of the city, Enfield is undoubtedly a thriving place to live and work and proves an excellent choice for first time buyers, families, young professionals and property investors alike."



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