

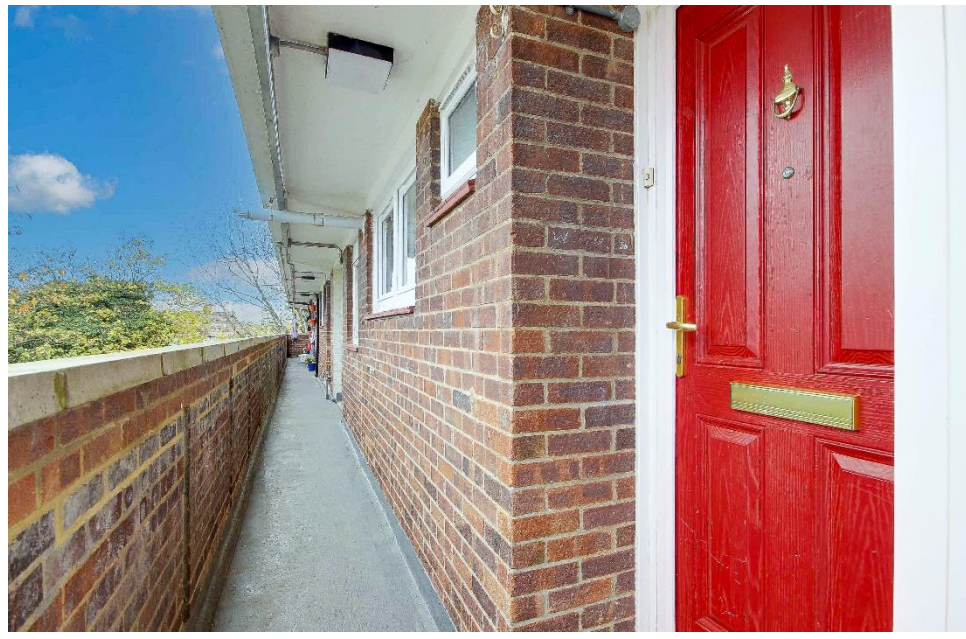


Yeomans Way, EN3 5AP

£300,000

Leasehold

Castles



Yeomans Way, EN3 5AP

A well presented 2nd & 3rd floor 3 bedroom split level flat located off Brick Lane in Enfield Highway 0.9m of Brimsdown station and 1.1m of Southbury station (both serving London Liverpool Street). The property offers spacious family accommodation and would be an ideal 1st time buy or buy to let investment. Viewing is recommended. Features include: spacious living room, access to loft space via inbuilt pulldown stairs, downstairs cloak room, communal parking area and security entry phone system, gas central heating, modern kitchen with inbuilt oven, hob and dishwasher, modern bathroom with walk-in shower, ample internal storage, short distance to shops, post office, cafes, restaurants and pharmacy, renovated 5 years ago and **CHAIN FREE**.

EPC Rating: C
Current: 79 Potential: 80
Council Tax Band: C

Lease remaining: approx 85 years
Service Charge: approx £1088 p/a
Ground rent: approx £10 per annum

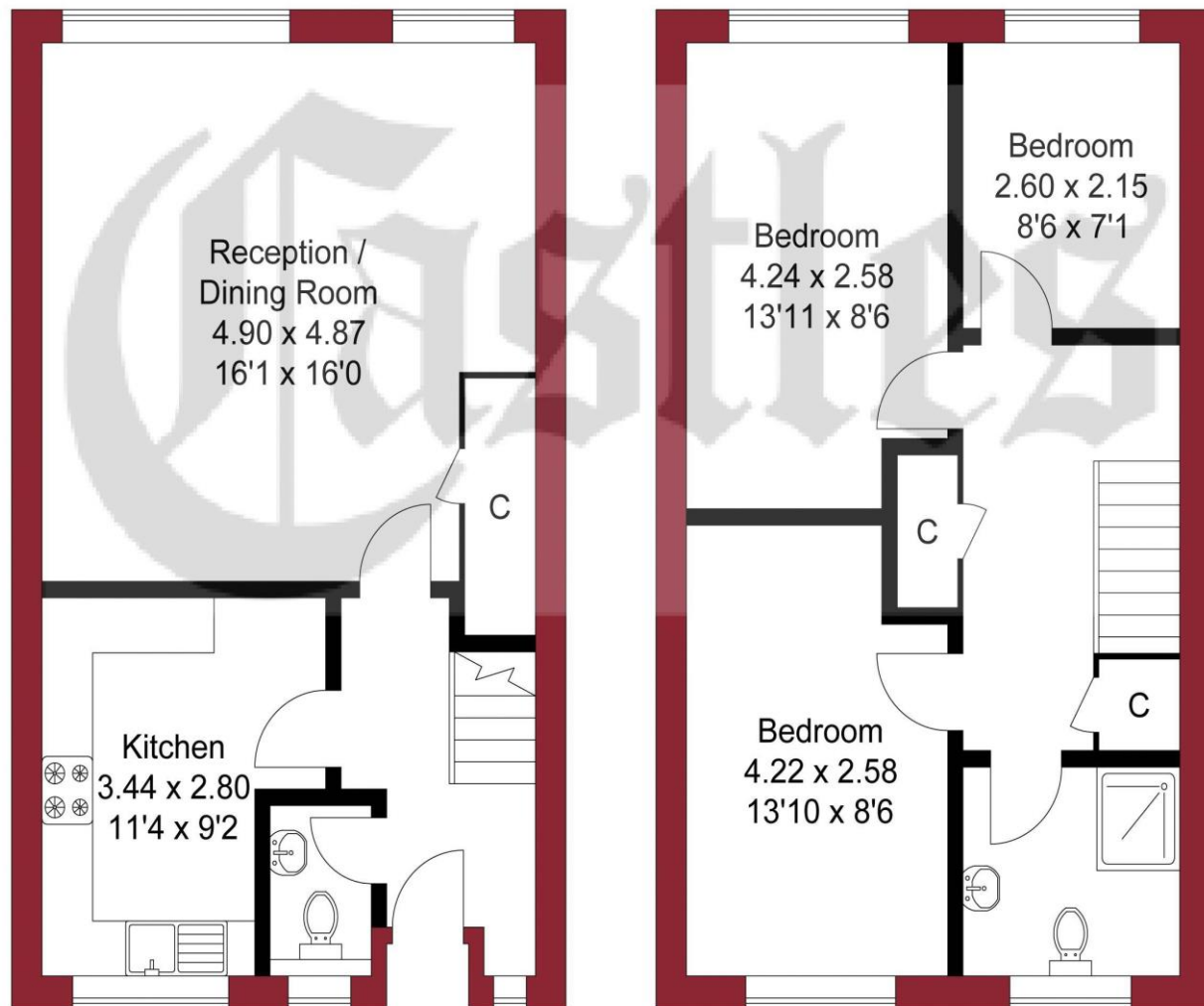
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APPROXIMATE GROSS INTERNAL AREA
82.21 sqm / 884.90 sqft



GROUND FLOOR

FIRST FLOOR

THIS PLAN IS FOR ILLUSTRATION ONLY AND MAY NOT BE REPRESENTATIVE OF THE PROPERTY

An overview of Enfield

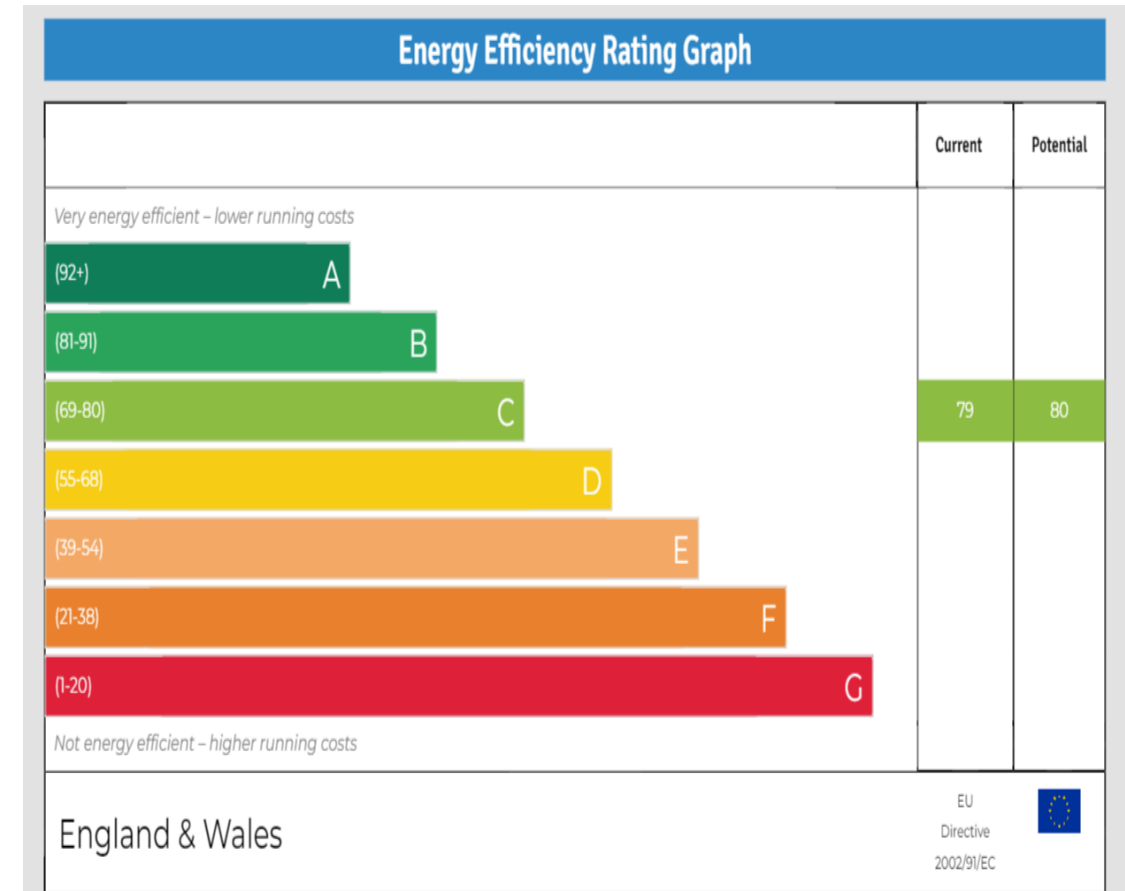
Enfield boasts a proud and distinguished history, home to several country houses and ancient monuments, the area also hosts a notable contingent of famous residents both past and present.

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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The Property Ombudsman A free, fair and independent service for buyers, sellers, tenants and landlords of property in the UK.
NAEA National Association of Estate Agents