

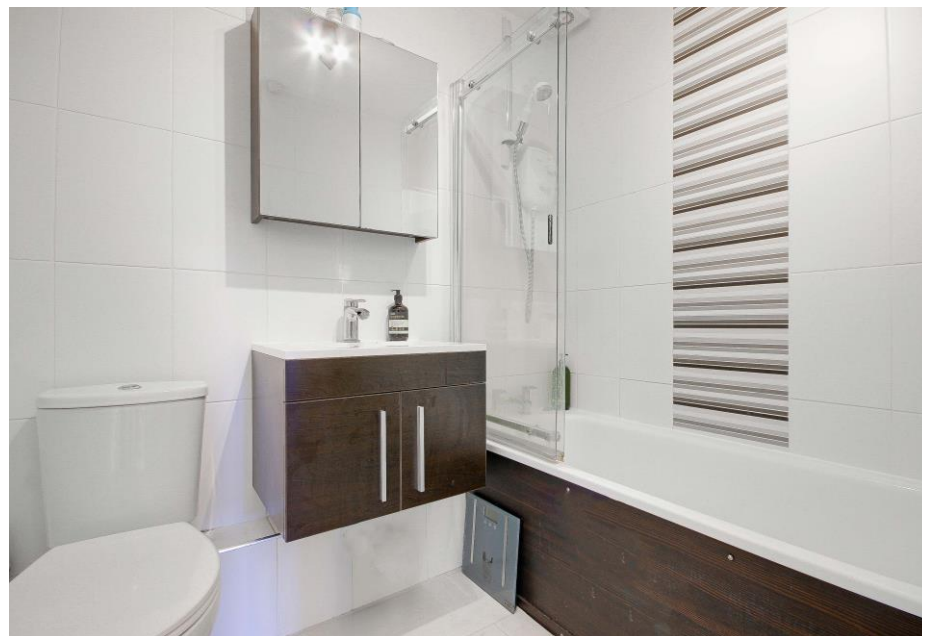


Cecil Court, Cecil Road, EN8 8TN

£225,000

Leasehold

Castles



Cecil Court, Cecil Road, EN8 8TN

A well presented and larger than average 1 bedroom first floor modern flat located in a small private development off Crossbrook Street within less than 0.2m of Theobalds Grove train station (serving London Liverpool Street/Seven Sisters) and close to Waltham Cross town centre and train station. The property is also close to the popular Cedars Park and would suit a first time buyer or buy to let investor. The property has benefit to include two allocated parking spaces, long lease and viewing is recommended. Features include: security entryphone system, first floor, spacious living room, double glazing, modern bathroom, separate modern fitted kitchen, long lease, large entrance hallway, 2 allocated parking spaces, viewing recommended.

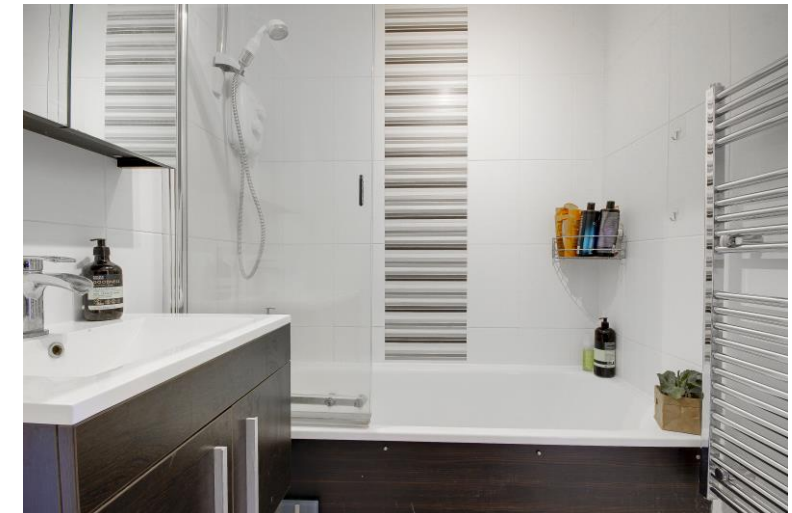
EPC Rating: D
Current: 64 Potential: 80
Council Tax Band: C

Terms of Lease: Expires 2142. Approx 119 years remain.

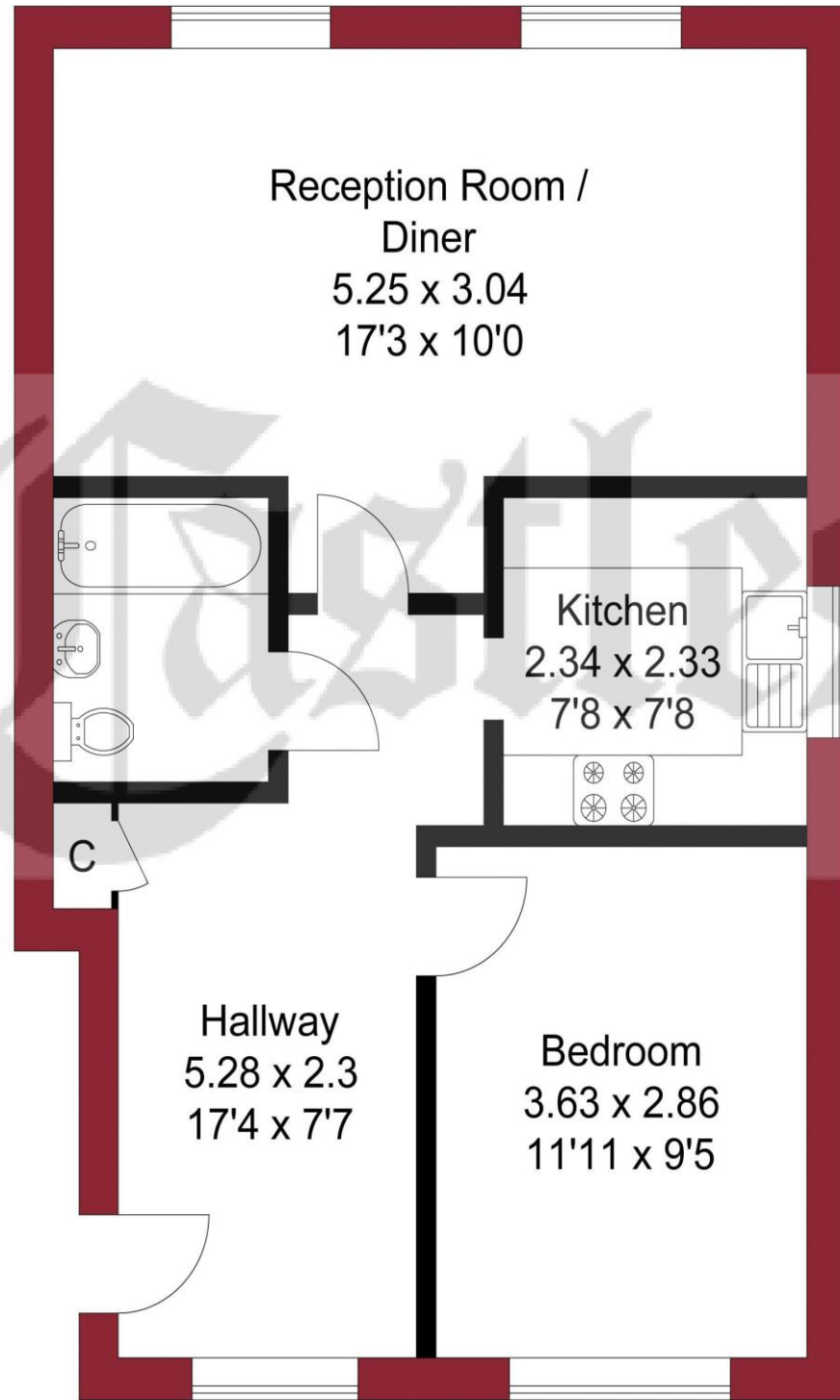
Service Charge: £69.00 P/A
Ground Rent: £50.00 P/A

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APPROXIMATE GROSS INTERNAL AREA
52.44 sqm / 564.45 sqft



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An overview of Enfield

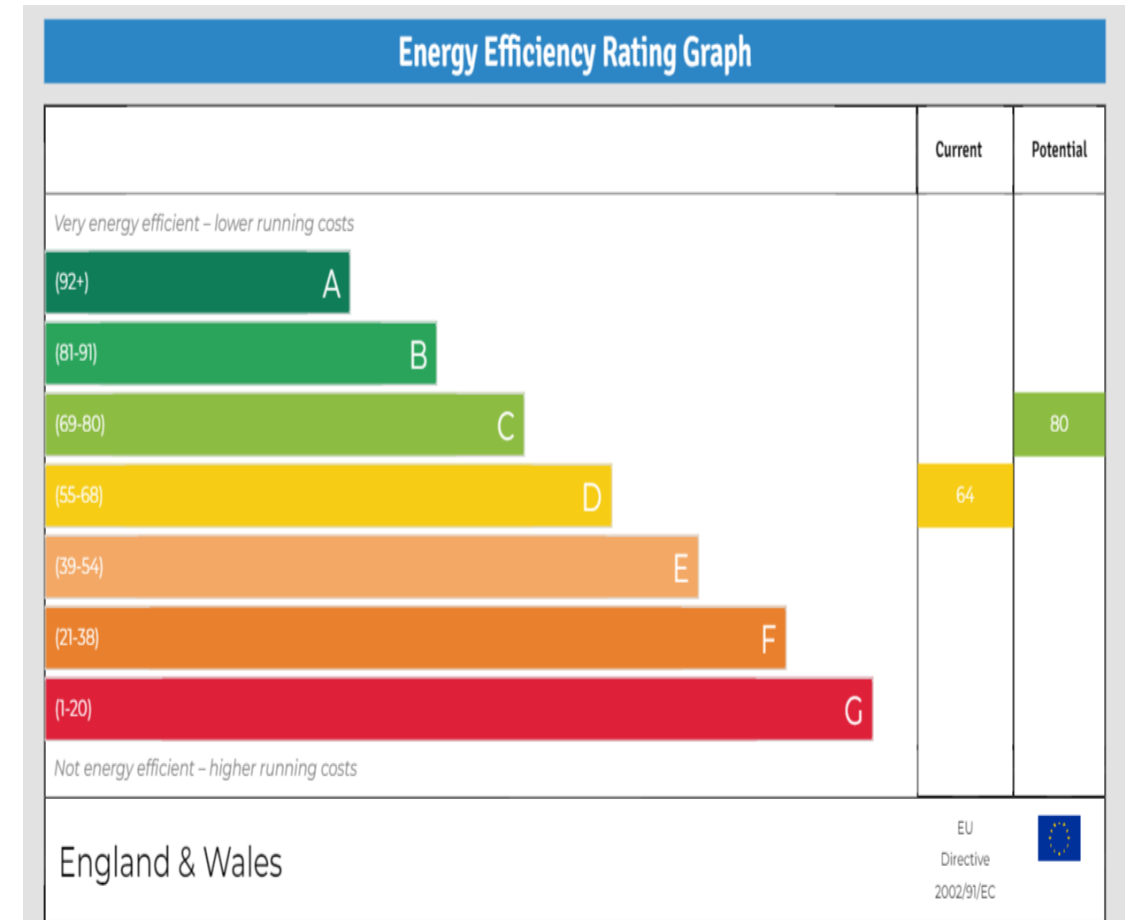
Enfield boasts a proud and distinguished history, home to several country houses and ancient monuments, the area also hosts a notable contingent of famous residents both past and present.

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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