



**Roseacre Lodge, Durants Road, EN3 7AH**

£210,000

Leasehold

**Castles**



## Roseacre Lodge, Durants Road, EN3 7AH

A ground floor one bedroom purpose built flat situated in a small modern block near High Street, within approx 0.5m of Southbury Train Station and close to local shops, buses and parks. Viewing is recommended. Features include: communal garden, long lease, living room, bathroom, kitchen, ground floor, communal parking area and chain free sale.

EPC Rating: TBC

Council Tax Band: B

As advised by seller:-

Terms of Lease: 999 years from January 1986. Approximately 960 years remaining

Service Charge: £871.25 payable every 6 months

Reserve fund £124.95 payable every 6 months

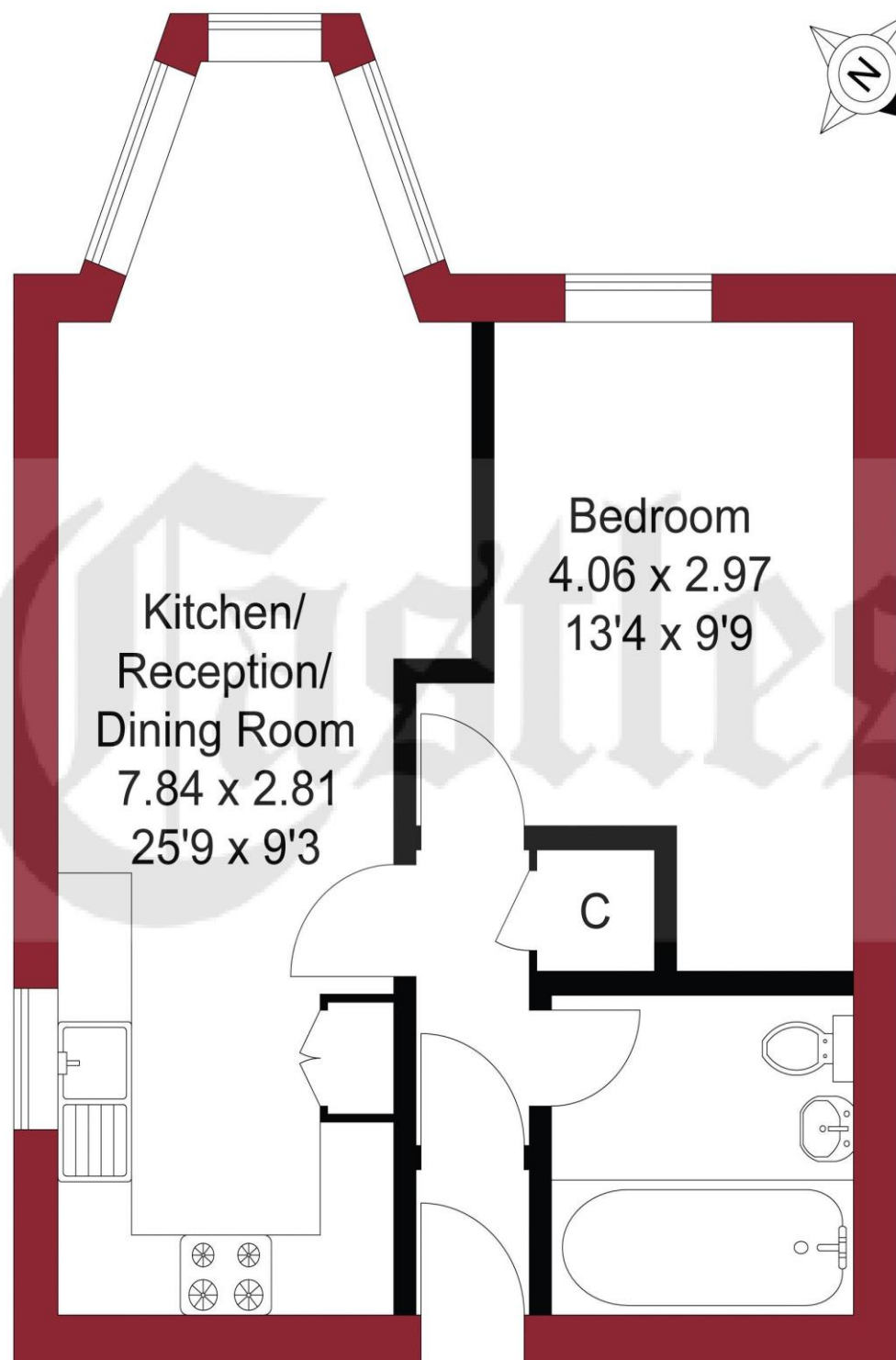
**£210,000** Leasehold

# Castles

020 8804 8000  
enfield@castles.london



APPROXIMATE GROSS INTERNAL AREA  
35.95 sqm / 386.96 sqft



GROUND 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."



243-245 Hertford Road  
Enfield, EN3 5JJ  
0208 804 8000  
enfield@castles.london  
www.castles.london

All details including floorplans are for representation purposes only and do not constitute a contract or warranty. Whilst every effort is made to ensure accuracy of descriptions and measurements, no responsibility is taken for errors, omissions and misstatements.



A free, fair and independent service for buyers, sellers, tenants and landlords of property in the UK.

