



Lincoln Court, London Road, Enfield

Completed

£315,000



Immaculate, two-bedroom, two-bathroom apartment, built in 2014 in the heart of Enfield Town, with Private Parking Space

Baker and Chase are delighted to present this spacious, two-bedroom, top floor apartment, in Enfield Town, boasting En-suite bathroom and private off-street parking, built in 2014.

The property is offered in immaculate condition throughout and must be seen to be fully appreciated. Having been built as recently as 2014, it offers modern fittings, including a stylish open plan kitchen/living space, with a range of built in appliances and tasteful shower room and generous En-suite bathroom off the master bedroom. All rooms sit off of a long hallway, which adds to the spacious nature of the flat. In total there is a total of 71.4 sq/m, making this flat one of the largest you are likely to see locally in this price range.

Externally, the property is one of just a handful in the building to have access to an allocated, gated parking space, which is even more desirable when considering the properties outstanding, central location. Positioned just south of Enfield Town, the property had a range of shopping facilities and restaurants on its doorstep. There is also a Nuffield health and fitness centre almost directly opposite and the popular Enfield Town Park just 250m away.

Enfield Town London Overground Station is just 0.2 miles away and offers a regular service into London Liverpool Street via Seven Sisters (Victoria Line). Enfield Chase B.R Station is just over 0.5 miles away and offers an excellent alternative, servicing London Moorgate via Finsbury Park (Victoria & Piccadilly Lines). Lincoln Court is also served by both the 329 & W8 bus routes.

Tenure: Leasehold

Lease Term Remaining: 118 years

Service Charge: £166.84 per month (including buildings insurance)

Ground Rent: £250

Notes: 4 Years remaining on NHBC Warranty

Communal Entrance

Secure coded entrance, stairs to third floor, door to car park

Hallway

Door to front aspect, entry phone system, radiator, built in storage cupboard, spotlights, doors to:

Master Bedroom

Double glazed window to rear aspect, radiator, spotlights, door to:

En-Suite

Double glazed opaque window, vanity hand basin with mixer tap, low flush w/c, panel bath with shower screen, mixer tap and shower over, heated towel rail, spotlights, extractor fan

Bathroom

Double glazed window, vanity hand basin with mixer tap, low flush w/c, corner shower unit, heated towel rail, spotlights, extractor fan

Bedroom 2

Double glazed window to front aspect, spotlights, radiator

Open-Plan Kitchen/Diner

Double glazed window to front aspect, radiator, spotlights, Double glazed window to rear aspect, integrated fridge freezer, dishwasher and washing machine, 4-ring electric hob, electric oven, extractor hood, inset stainless steel sink with mixer tap, breakfast bar, spotlights

Car Park

Gated car park with allocated space

Disclaimer

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the







Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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Anti-Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Availability: Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

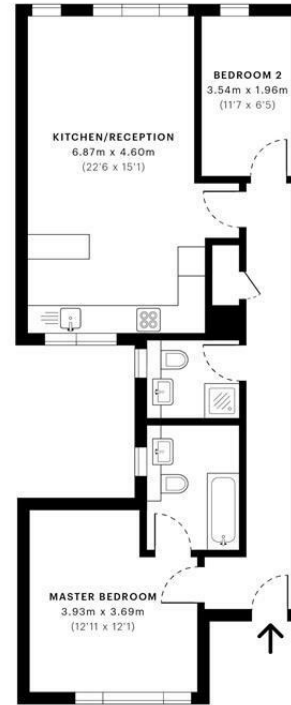


Lincoln Court, EN2

CAPTURE DATE:
18/06/2020

LASER SCAN POINTS:
16,215,307

GROSS INTERNAL AREA
70.4 Sqm / 757.7 Sqft



— Third Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property:
70.4 Sqm / 757.7 Sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features,
includes walkways, restricted head:
66.9 Sqm / 719.6 Sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.0 Sqm / 0.0 Sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m:
0.0 Sqm / 0.0 Sqft



Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 2B RESIDENTIAL
72.3 Sqm / 776.2 Sqft

IPMS 3C RESIDENTIAL
68.6 Sqm / 738.1 Sqft

SPEC ID:
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EPC Rating B