



**Waddington Close, EN1 1NB**

£205,000

Leasehold

**Castles**



## Waddington Close, EN1 1NB

A first floor purpose built studio flat with separate sleeping area located off Burleigh Road, approx 1 mile from Enfield Town station and shopping centre. The property would suit a first time buyer or buy to let investor. Chain free sale. Features include: first floor, double glazing, living room, kitchen, separate living area with built in wardrobe, security entryphone system, chain free sale.

EPC Rating: C  
Current: 76 Potential: 86

Council Tax Band: B

As advised by seller:-  
Terms of Lease: 125 years from 24/06/1993. Approx 93 years remain  
Ground Rent: £80 per 6 months  
Service Charge: £1,207.26 P/a

**£205,000**    Leasehold

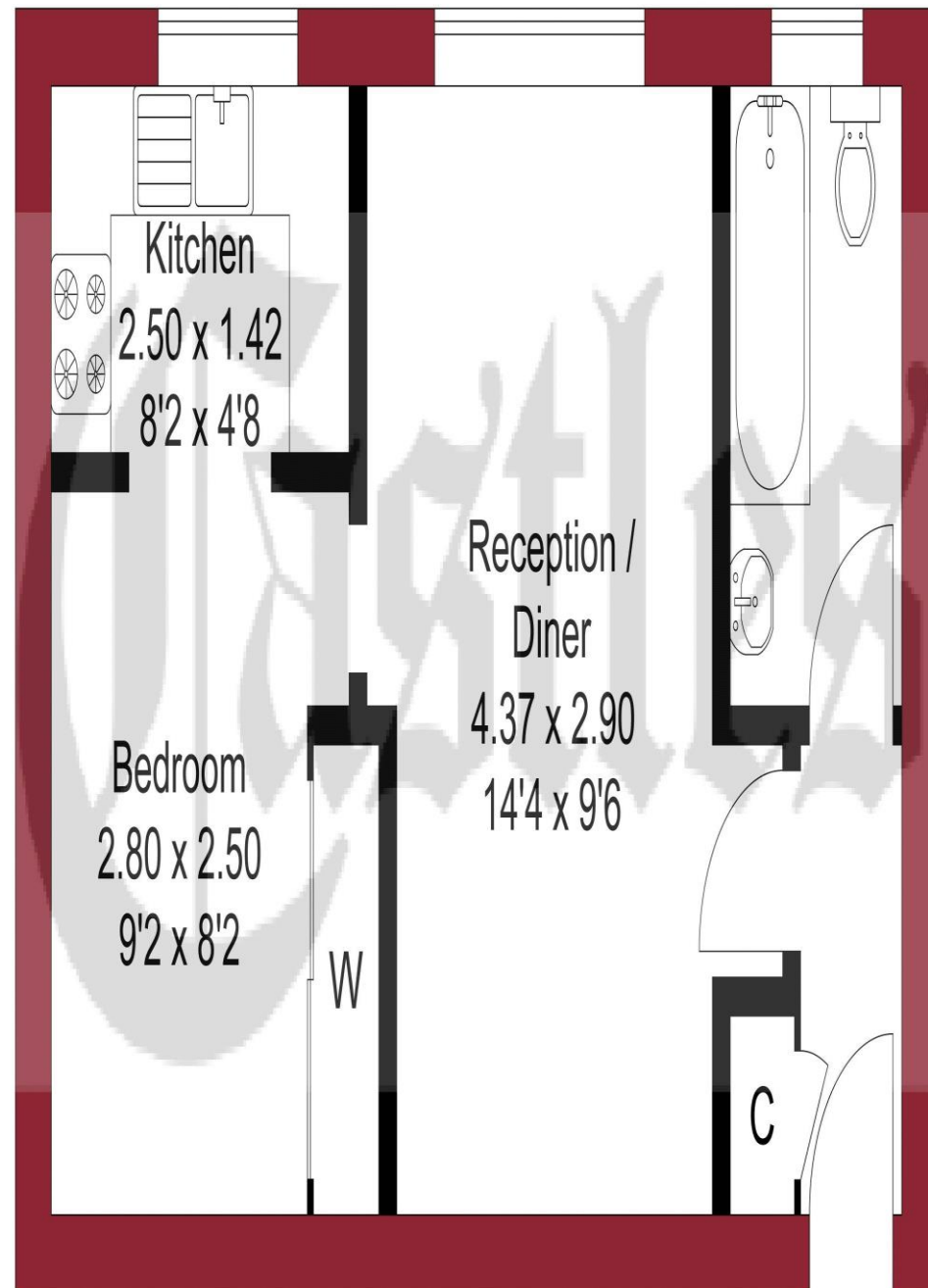
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APPROXIMATE GROSS INTERNAL AREA

31.20 sqm / 335.83 sqft



FIRST FLOOR

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

An overview of Enfield

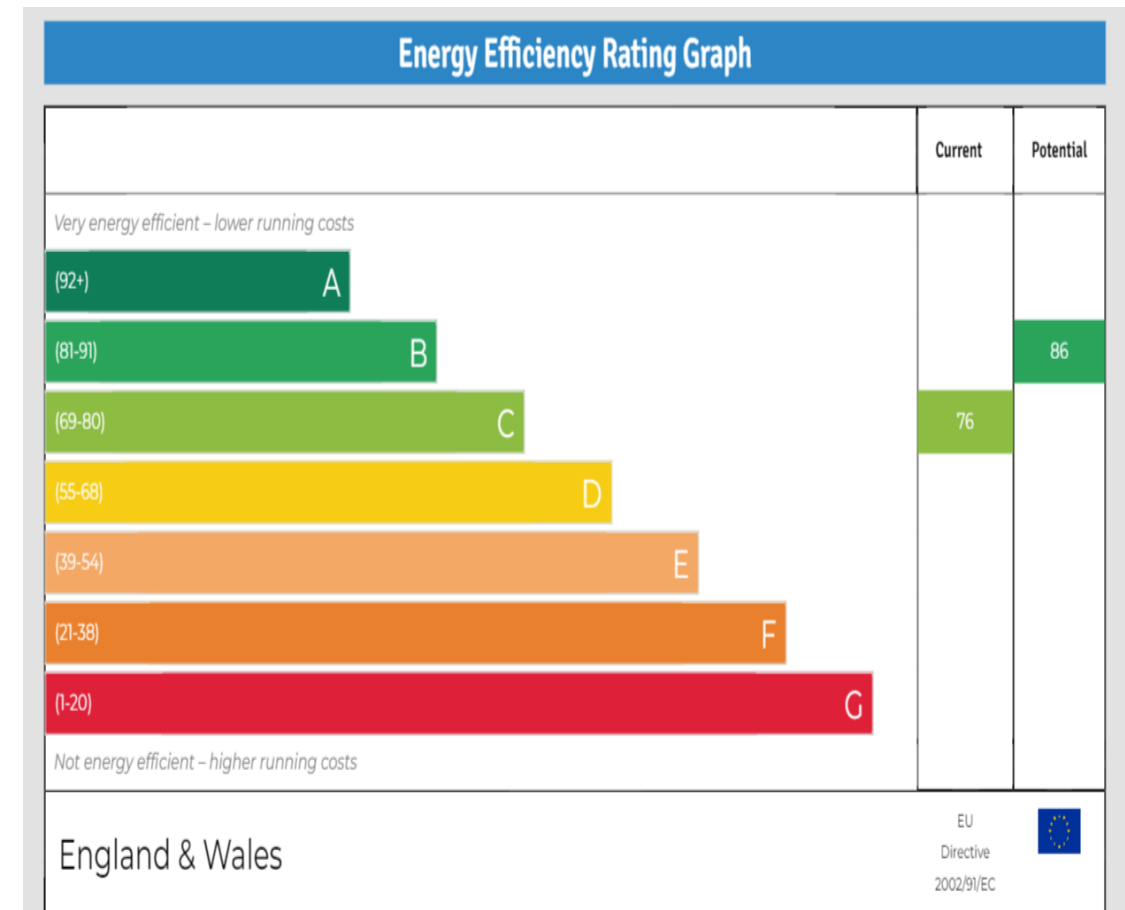
Enfield boasts a proud and distinguished history, home to several country houses and ancient monuments, the area also hosts a notable contingent of famous residents both past and present.

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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