



Castles

£260,000

Broadview House,
Tysoe Avenue

Enfield, EN3 6FL Leasehold

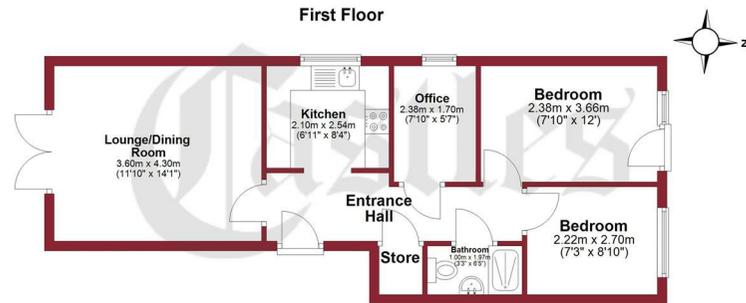
PROPERTY SUMMARY

A modern 2 bedroom plus office/study 1st floor purpose built flat located off Tysoe Avenue within approximately 0.5m of Enfield Lock Train Station (serving London Liverpool Street) and close to local shops and schools. This property is in very good decorative order and would suit a first time buyer or buy to let investor. Viewing is recommended.





For a guide to the area please scan this code for more information



Flat - First Floor

Leasehold

Council: Enfield

Council Tax Band: D

Lease Remaining: 125 years from 1 January 2001

Service Charge: £2,604.00 P/A / £217.00 PCM

Ground Rent: £302.00 P/A

Total area: approx. 51.3 sq. metres (552.6 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement.
Plan produced using PlanUp.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS

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OFFICE DETAILS

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			84
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	