

Castles

ASKING PRICE

£225,000

Franklin House, Franklin House,

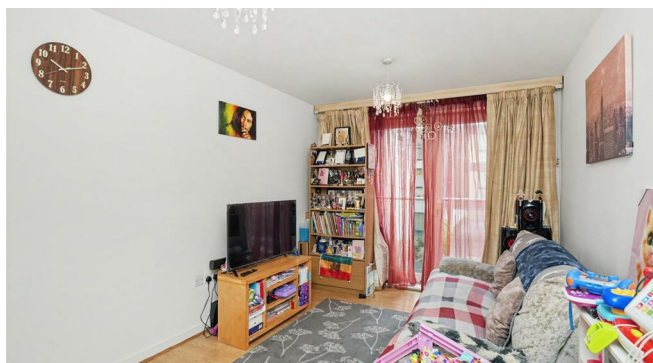
Enfield, EN3 7FG   Leasehold

PROPERTY SUMMARY

Introducing this modern 1 bedroom first floor flat, ideally situated just off Ordnance Road, EN3, offering excellent access to local schools, transport links and a wide range of amenities.

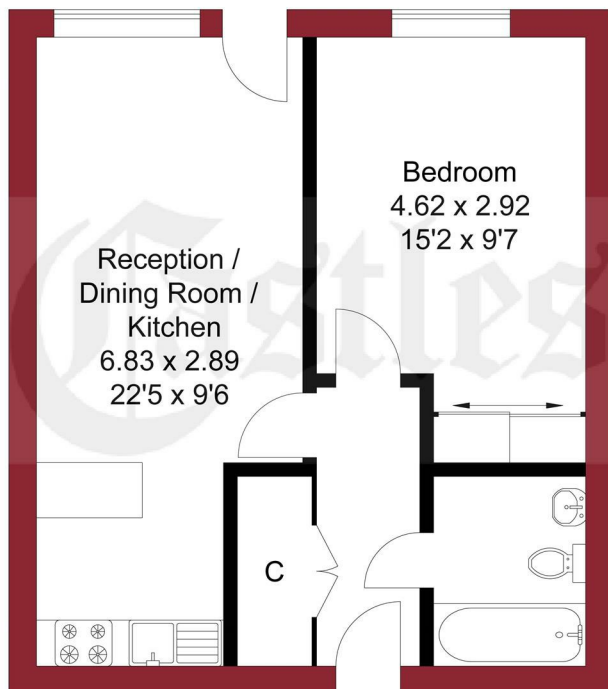
The property features a bright open-plan kitchen/living room with a Juliette balcony, providing plenty of natural light and a comfortable space for relaxing or entertaining. The bedroom is well-proportioned and there is an allocated parking space in a gated car park. The flat benefits from a healthy length of lease, giving buyers long-term security and peace of mind.

Being chain free, the purchase process is made smoother and faster - ideal for first time buyers and investors alike.





APPROXIMATE GROSS INTERNAL AREA
40.71 sqm / 438.19 sqft



FIRST FLOOR

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

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



Flat Leasehold

Council:

Council Tax Band: C

Lease Remaining: Lease end in 981 years (purchased
with 999 years)

Service Charge: £1,000 P/A

Ground Rent: £250 P/A

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

243 - 245 Hertford Road
Enfield
London
EN3 5JJ

OFFICE DETAILS

0208 804 8000
enfield@castles.london
<https://www.castles.london>

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
A (12-15)			
B (11-15)			
C (9-12)	79	79	
D (8-10)			
E (7-8)			
F (6-7)			
G (5-6)			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			