

# Castles



ASKING PRICE

**£269,995**

**Park Avenue**

Enfield, EN1 2HR Leasehold

## PROPERTY SUMMARY

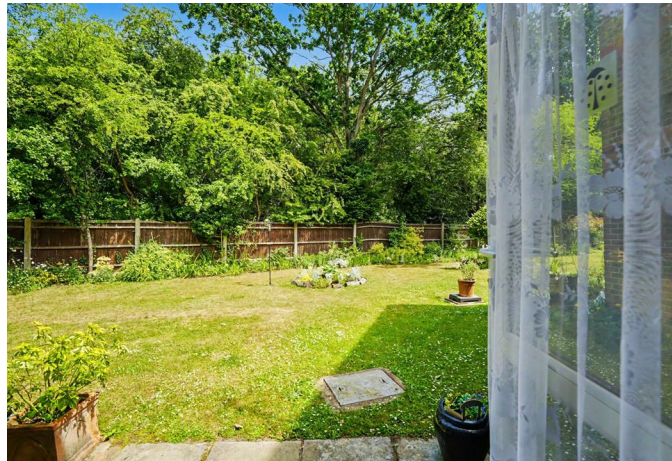
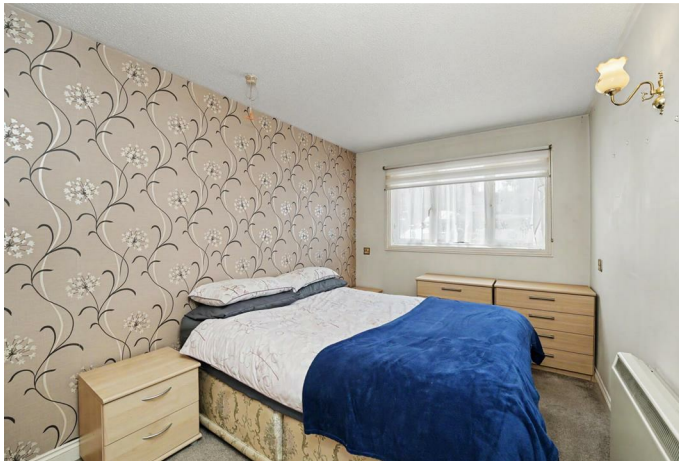
Nestled off the charming Park Avenue in Enfield, this immaculately presented ground floor retirement flat offers a delightful living experience for those aged 55 and over. With two well-proportioned bedrooms, this purpose-built residence is designed to provide comfort and convenience.

The property boasts a prime location, situated approximately 0.6 miles from the bustling Enfield Town shopping centre and BR station, ensuring that all essential amenities and transport links are within easy reach. This makes it an ideal choice for those who appreciate both tranquillity and accessibility.

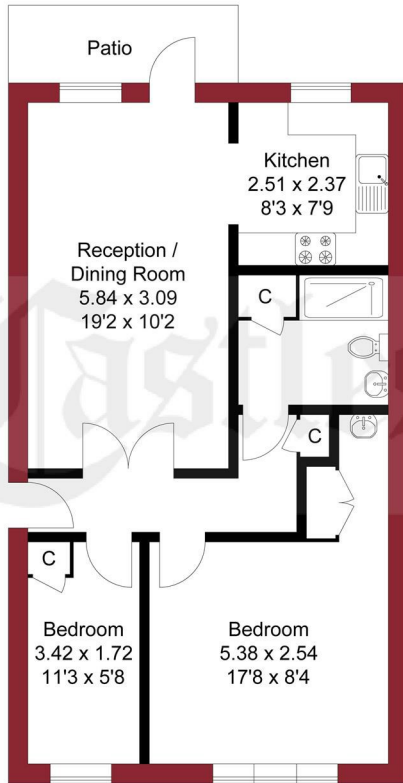
One of the standout features of this flat is its direct access to beautifully maintained communal gardens, providing a serene outdoor space for relaxation and socialising with fellow residents. The gardens are perfect for enjoying a leisurely stroll or simply soaking up the sun on a pleasant day.

This retirement flat not only offers a peaceful retreat but also fosters a sense of community, making it a wonderful place to call home. With its excellent location, well-designed living spaces, and the added benefit of warden assistance, this property is a fantastic opportunity for those looking to embrace a fulfilling lifestyle in their later years.





APPROXIMATE GROSS INTERNAL AREA  
56.55 sqm / 608.69 sqft



GROUND 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 - Retirement Leasehold**

**Council: Enfield**

**Council Tax Band: C**

**Lease Remaining: Expires 01/03/2110.**

**83 years remaining.**

**Service Charge: £2,779.70 P/A**

**Ground Rent: N/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			
(92-100) A	(81-91) B		
(69-80) C	(55-68) D	64	78
(39-54) E	(21-38) F		
(1-10) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	