



# Castles

ASKING PRICE

**£160,000**

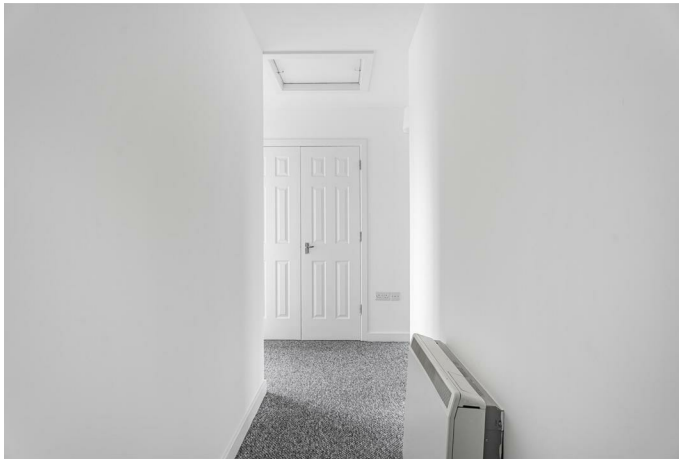
**Acer court ,21 Enstone Road**

Enfield, EN3 7WT LEASEHOLD

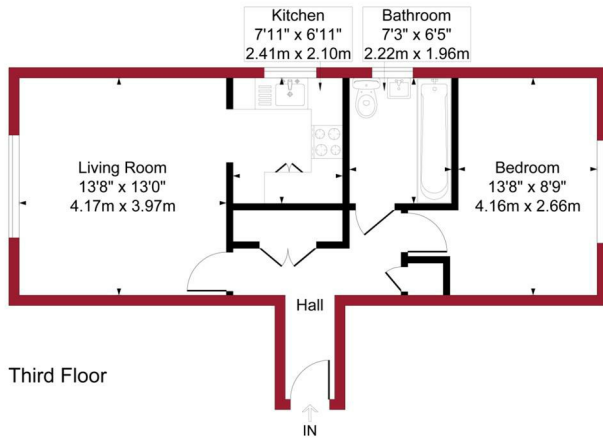
## PROPERTY SUMMARY

Bright and well-presented one-bedroom flat on the third floor. The property offers a spacious living area, separate fitted kitchen and a good-sized bedroom. Ideally positioned close to local amenities and transport links, making it a strong option for first-time buyers or investors looking for a reliable rental opportunity.





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



Flat Leasehold

Council: Enfield

Council Tax Band: C

Lease Remaining: Expiry 31 Dec 2154 ?128 yrs remaining?

Service Charge: £254.79 per month

Ground Rent: £361 per year



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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<https://www.castles.london>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			79
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	