



Shepherds

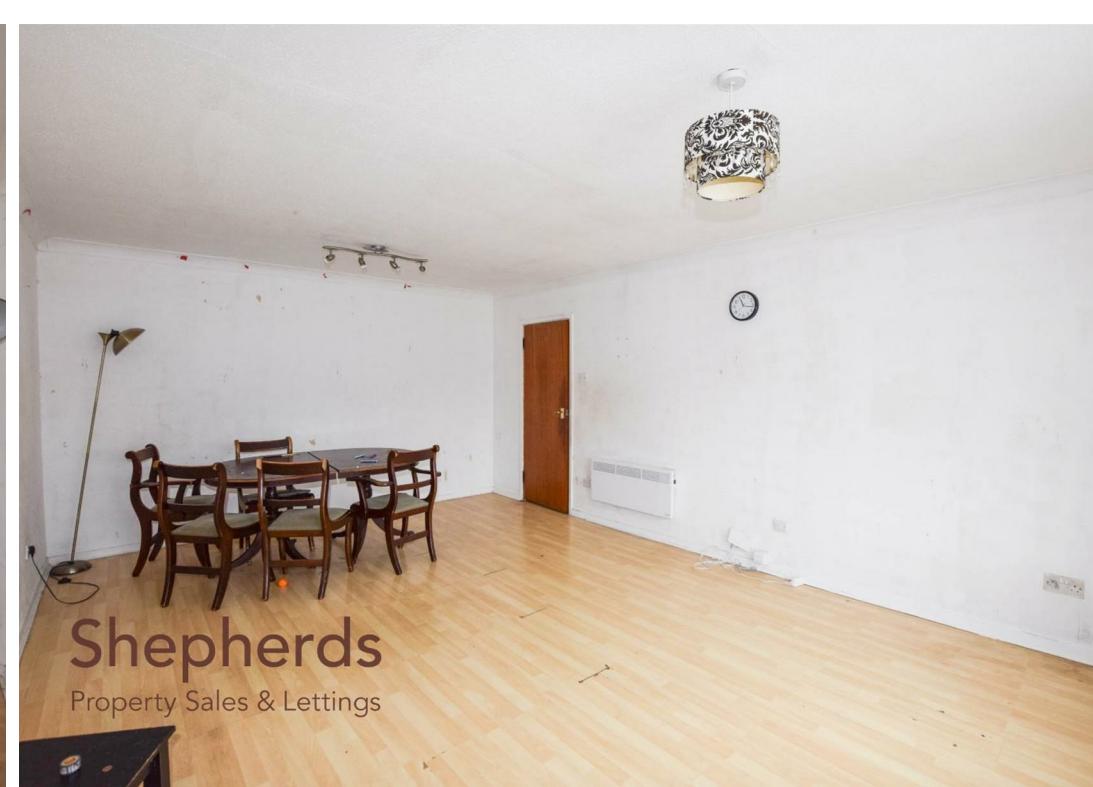
Property Sales & Lettings



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Hertford Road | Enfield | EN3 6UJ | £220,000





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Shepherds are pleased to offer this Two Bedroom ground floor apartment located just off Hertford Road in Freeywater. Clare Court is a well-positioned private development within easy reach of Waltham Cross Train Station, offering excellent links into London, other benefits include being within walking distance of transport connections including Waltham Cross Bus Station, the A10, and the M25 with a range of shops, cafés, and restaurants also close by. The apartment offers two double bedrooms, a lounge diner, kitchen, bathroom and separate WC. Externally the property offers communal permit parking and a garage. This property represents an excellent project opportunity and requires updating, making it ideal for buyers looking to put their own stamp on a home. To be sold chain free.

lease remaining : 78 Years Renaming

Ground Rent : £45

Service Charge : £2,185.85 per year

All information on the lease and charges have been provided verbally via the owner and will need to be confirmed via solicitors.

Services Connected

Mains Water, Sewage & electricity

- Chain Free
- Two Double Bedrooms
- Separate Kitchen
- Bathroom with Separate WC
- Electric Heating
- Garage En-Bloc
- Permit Resident Parking
- Easy Access to A10 & M25
- Close to Waltham Cross Train Station & Amenities



Communal Entrance

Hallway

Ground Floor

Bedroom One

13'4 x 11'11

Front Door

Bedroom Two

10'4 x 8'6

Entrance Hall

Kitchen

External

10'4 x 7'1

Lounge Diner

Garage

18'5 x 13'2

Permit Parking

Bathroom

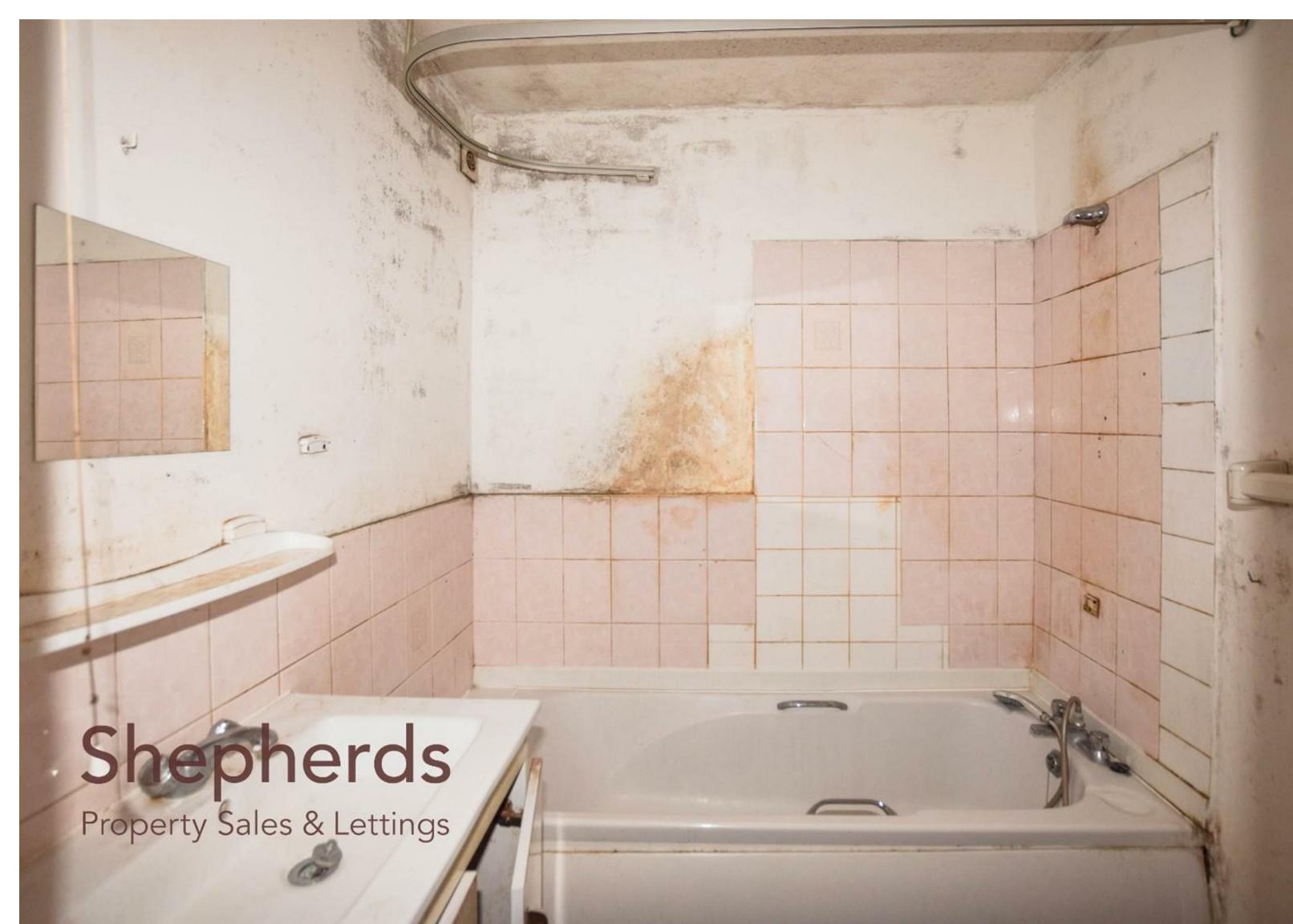
5'10 x 5'6

WC



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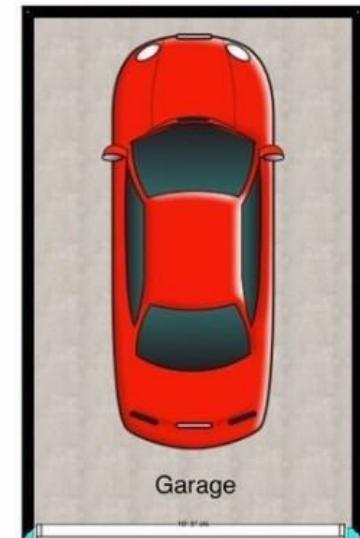


Tenure : Leasehold
Council: Enfield
Tax Band: C

Clare Court, Hertford Road, Enfield, EN3



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PROPERTY
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