



135 Maltby Drive

Enfield EN1 4EN

Price £220,000



OFFERED CHAIN FREE!! Kirby Colletti are delighted to market this ONE DOUBLE BEDROOM FIRST FLOOR FLAT, located within a short drive to A10/M25 and Enfield Town Centre with it's wealth of amenities and Rail links into London.

The property offers Lounge/Diner, Kitchen , Shower Room, Double Bedroom with Fitted Wardrobes, Security Entryphone and Allocated Parking



ACCOMMODATION

Entrance door to:

ENTRANCE HALL

Storage cupboard. Laminated wood flooring

LOUNGE/DINER

15'8 max x 12'11 max (4.78m max x 3.94m max)

Rear aspect window. Laminated wood flooring. Two wall light points. Open to:

KITCHEN

7'6 x 6 (2.29m x 1.83m)

Wall and base units with rolled edge worksurfaces over. Single drainer sink unit. Plumbing for washing machine. Electric cooker.

DOUBLE BEDROOM

10'9 x 9 (3.28m x 2.74m)

Front aspect uPVC double glazed window. Fitted wardrobes. Laminated wood flooring

SHOWER ROOM/W.C

Fully tiled shower cubicle. Low level W.C. Wash hand basin. Half tiled walls and tiled floor. Airing cupboard.

OUTSIDE

Allocated parking

AGENTS NOTES

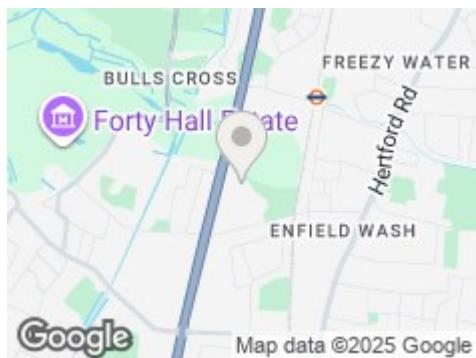
LEASE: 125 years from 1 January 1985

GROUND RENT: £25 Per Annum

SERVICE CHARGE: TBC

COUNCIL TAX: Enfield Borough Council - BAND B

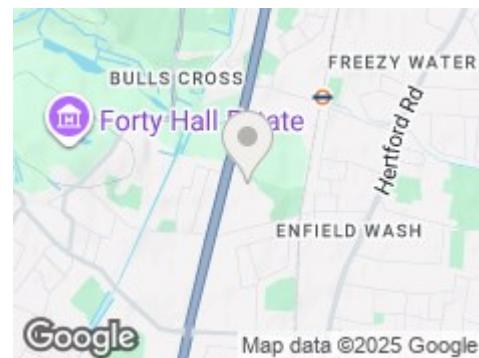
Road Map



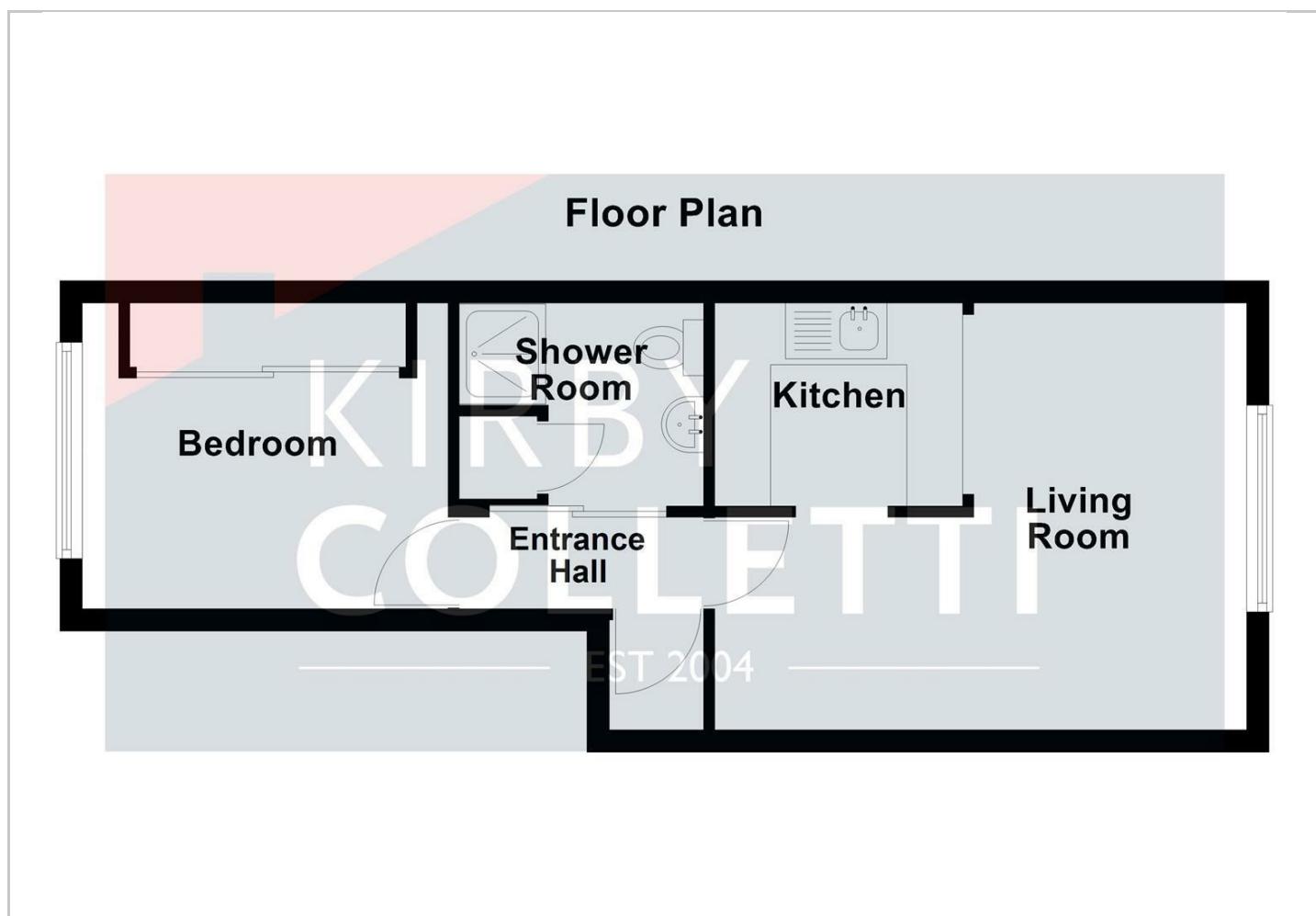
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		