



## 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

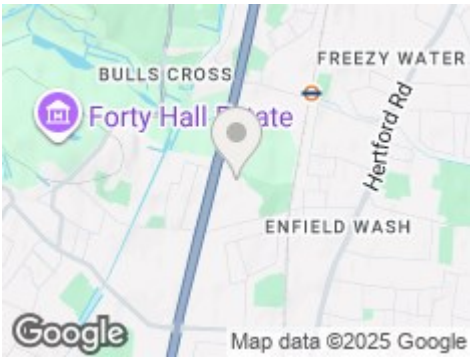
Road Map



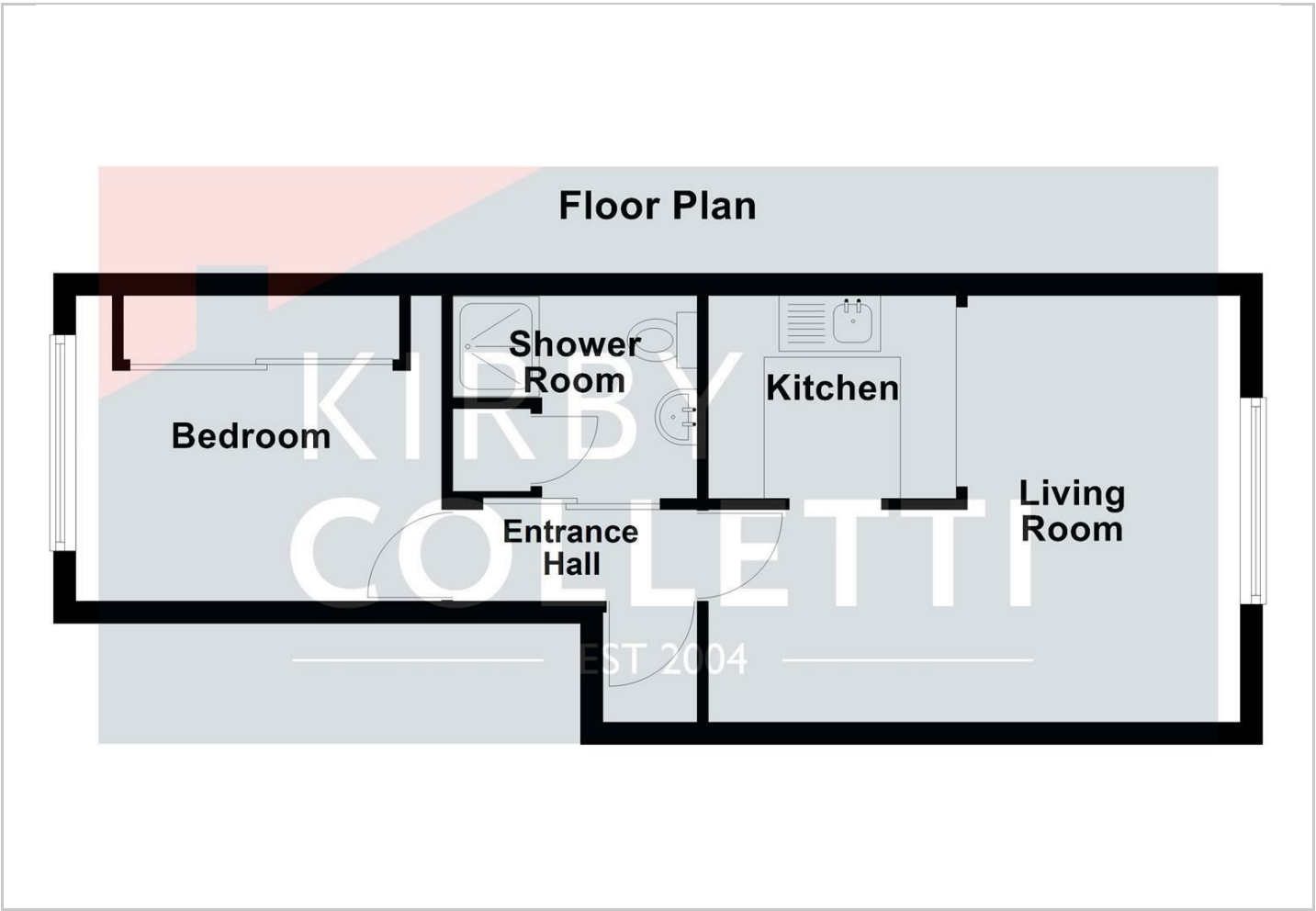
Hybrid Map



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.

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Energy Efficiency Graph

