

57 Cobham Close
Enfield, EN1 3SD
Asking price £300,000





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Morgan Alexander is pleased to present this two-bedroom, ground-floor apartment located in the Cobham Close development.

The property benefits from a convenient location close to local shops and leisure facilities, including retail parks on the A10 and Cineworld. Commuters will appreciate the walking distance to Southbury Road and Enfield Town Overground Stations, offering direct links to Liverpool Street and Seven Sisters. The A10, M25, and A406 road links are also easily accessible. Families will find the property within the catchment area of George Spicer Primary and Kingsmead schools.

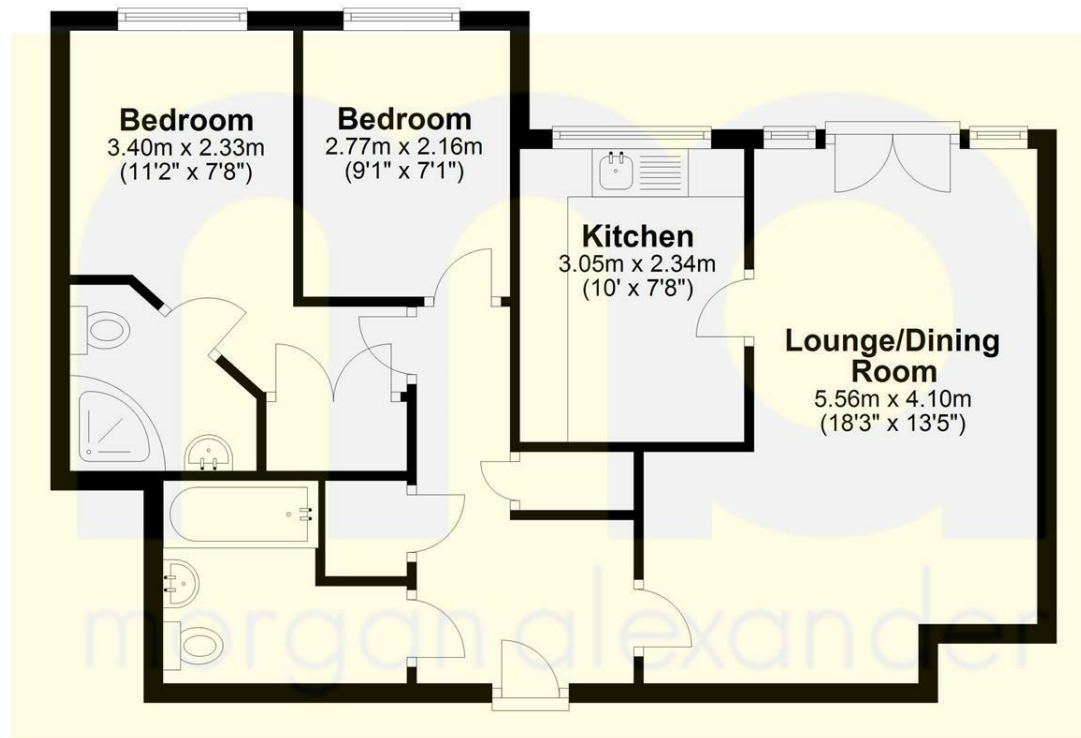
The apartment itself features a security entry phone system, an entrance hallway with a storage cupboard, two double bedrooms, two bathrooms, double glazing, gas central heating, communal grounds, and an allocated parking space. The property is offered with a 99 year lease remaining and is available on a chain-free basis.





Ground Floor

Approx. 58.7 sq. metres (632.1 sq. feet)



Total area: approx. 58.7 sq. metres (632.1 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY: NOT TO SCALE
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.
Property marketing provided by www.matthewkyle.co.uk

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

PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. The measurements supplied are for general guidance and as such must not be relied on as fact. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

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