

50 Manor Court  
Enfield, EN1 4SL  
£325,000

**ma**  
morgan alexander





## 50 Manor Court Enfield, EN1 4SL

Situated in a quiet cul-de-sac, this chain-free ground floor flat offers a generous and practical layout, making it an excellent option for families, first-time buyers, or investors alike. The property benefits from three well-proportioned bedrooms, a separate bathroom and WC, and a spacious reception room, providing a comfortable setting for both everyday living and entertaining.

A fitted kitchen/diner offers a functional and sociable space for cooking and dining, while direct access to the private downstairs garden creates a seamless connection between indoor and outdoor living—perfect for relaxing, gardening, or enjoying time with family and friends. The flat also provides ample storage throughout, and benefits from double glazing and gas central heating, ensuring a warm and energy-efficient home. A security entry phone system adds further peace of mind.

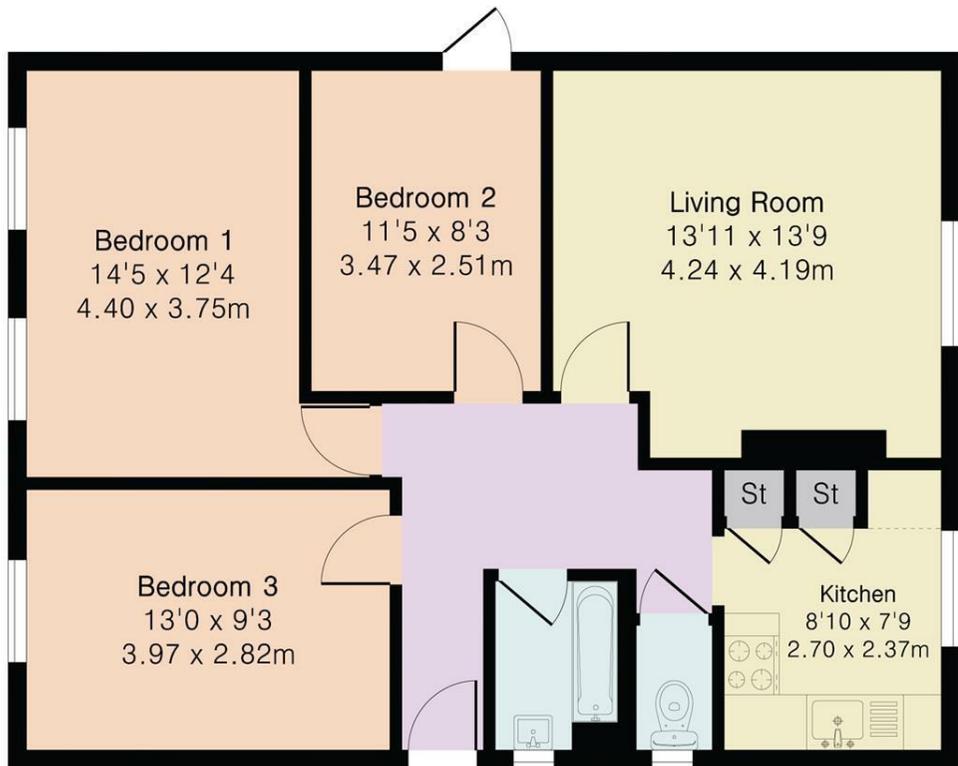
The location is particularly appealing, with Turkey Street Station just 0.4 miles away and bus stops within easy walking distance, providing excellent transport links. Motorists will also appreciate convenient access to the A10 and M25. Families are well served by nearby schools, including Capel Manor Primary School and St Ignatius College, both highly regarded in the area. Enfield Town Centre and several nearby retail parks are only a short drive away, offering a wide selection of shops, restaurants, and everyday amenities. Combining space, outdoor access, and excellent connectivity, this property presents a fantastic opportunity for a wide range of buyers.

Council Tax Band: C  
Construction Type: Standard (Brick)  
Flood Risk – Rivers & Seas: Very Low, Surface Water: Very Low





# Approximate Gross Internal Area 790 sq ft - 73 sq m



Ground Floor

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		74	
		48	
England & Wales		England & Wales	
EU Directive 2002/91/EC		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.

[morgan-alexander.co.uk](http://morgan-alexander.co.uk)



40 Castle Street, Hertford, Herts, SG14 1HH  
 Tel: 01992 248028  
[westley@morgan-alexander.co.uk](mailto:westley@morgan-alexander.co.uk)