ASKING PRICE

£225,000
Franklin House, Franklin House,
Enfield, EN3 7FG Leasehold

PROPERTY SUMMARY

Introducing this modern 1 bedroom first floor flat, ideally situated just off Ordnance Road, EN3, offering excellent access to local schools, transport links and a wide range of amenities.
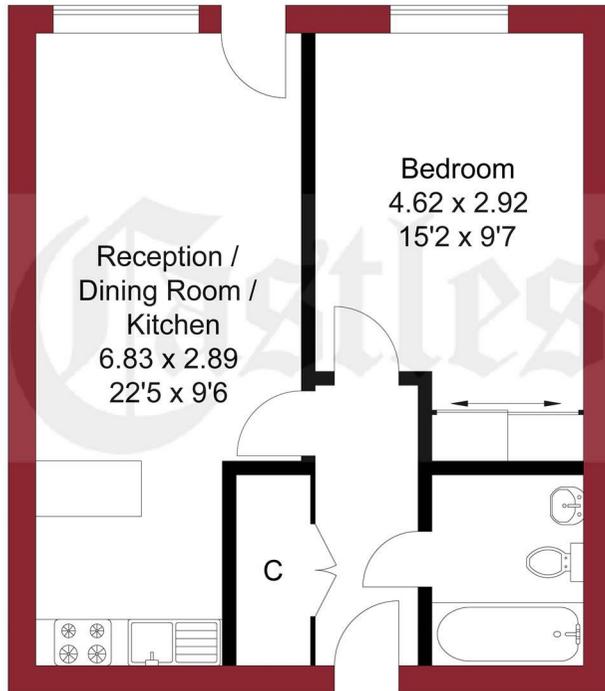
The property features a bright open-plan kitchen/living room with a Juliette balcony, providing plenty of natural light and a comfortable space for relaxing or entertaining. The bedroom is well-proportioned and there is an allocated parking space in a gated car park. The flat benefits from a healthy length of lease, giving buyers long-term security and peace of mind.

Being chain free, the purchase process is made smoother and faster - ideal for first time buyers and investors alike.

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APPROXIMATE GROSS INTERNAL AREA
40.71 sqm / 438.19 sqft

N

Bedroom
4.62 x 2.92
15'2 x 9'7

Reception /
Dining Room /
Kitchen
6.83 x 2.89
22'5 x 9'6

C

FIRST FLOOR

THIS PLAN IS FOR ILLUSTRATION ONLY AND MAY NOT BE
REPRESENTATIVE OF THE PROPERTY

For a guide to the area please scan this code for more information

Flat   Leasehold

Council:

Council Tax Band: C

Lease Remaining: Lease end in 981 years (purchased with 999 years)

Service Charge: £1,000 P/A

Ground Rent: £250 P/A

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC