



591, Hertford Road, Enfield, EN3 5UP

Offers Over £100,000



Cole Harding presents this OVER 60'S one bedroom property within a purpose built RETIREMENT development, which offers peace of mind, security and includes the benefits of the development's services.

A first floor one bedroom apartment in this popular development which overlooks the side gardens and brook.

The property comprises: hallway, lounge with patio doors to balcony and glazed doors to the bright fitted kitchen which includes fitted hob hood and oven. The bedroom has built in wardrobes and the fully tiled bathroom with shower over bath.

Lewington Court is ideally situated just off the High Street and local shops and amenities within a few minutes walk. The development has a busy social calendar with a number of events organized each week - coffee mornings, film nights, fish & chip evenings.

Numerous parks and farmland make Enfield one of the most attractive of London Boroughs. Situated to the north of the Capital, the Borough has numerous shopping centers of its own and the nearby mainline station provides convenient access to all that London's West End has to offer.

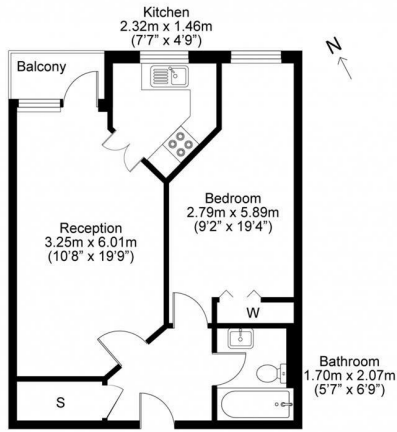
Lease is 105 years
Service charge: £1551 per annum
Ground rent: £178 per annum

- One Bedroom Retirement flat
- First Floor
- Balcony
- Communal Common room
- daily activities
- Large Landry room
- Private gated gardens
- Residential parking
- Warden Assisted
- Chain free

Viewing

To arrange a viewing on this property or require further information please contact one of our team on 0208 059 4444





First Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
53.0sqm / 570.0sqft

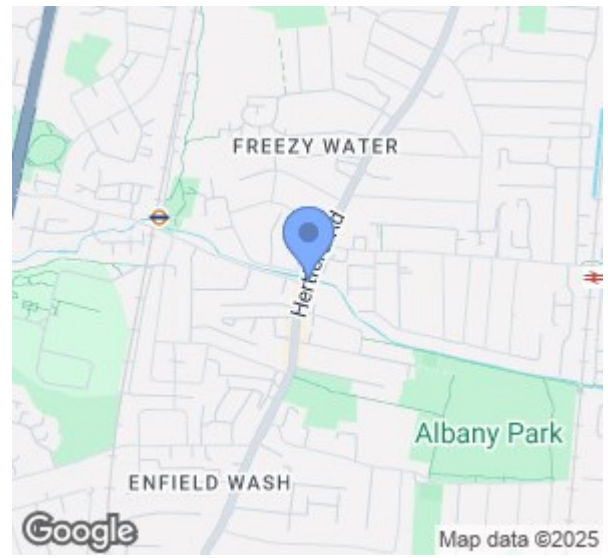
TOTAL STORAGE SPACE
Storage and wardrobe total area
2.6sqm / 28.0sqft

EXTERNAL STRUCTURAL FEATURES
Balcony, Terrace, Verandah etc.
2.3sqm / 24.8sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0sqm / 0.0sqft



Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.



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		
England & Wales	EU Directive 2002/91/EC	



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