



## 1 bed retirement property to buy in EN4

50, Cockfosters Road, Enfield, ., EN4 0DX

**£99,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ One Bedroom Retirement Flat
- ✓ Spacious Lounge
- ✓ Gated Car Park
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: B
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Description

This top floor one bedroom retirement flat comes with a bright westerly aspect to the front and a 120 year extended lease.

There is a spacious 20' lounge, modern kitchen with granite work surfaces and a bathroom with a large shower cubicle.

For sale through Pattinson Auction under Conditional Terms

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Council Tax Band: D

Tenure: Leasehold

Length of Lease: 120

Annual Service Charge Amount: £4,048.00

Price: Starting Bid £99,000

Property Type: Retirement property

Parking: Allocated

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

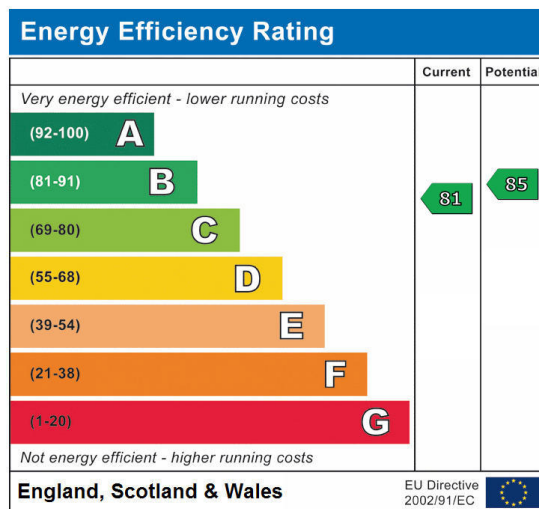
Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good



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Contact your local branch today for more information on this property:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
<https://www.gandtproperties.co.uk/>

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