



2 bed apartment to buy in EN3

Mandeville Road, Enfield, ., EN3 6SN

£180,000 Starting Bid

 x2  x1  x1

Tenure

Leasehold

On Street parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Two Bedroom Property in Enfield
- ✓ No Service Charge & Ground Rent
- ✓ 63 Years Remaining on Leasehold
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: **Band B**
- ✓ EPC Rating: **D**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Broadband: **Cable**
- ✓ Mobile signal: **Good**

Description

Pattinson Auction offer on the charming Mandeville Road in Enfield, this delightful two-bedroom maisonette offers a perfect blend of character and modern living. Situated on the first floor of a beautifully converted building dating back to 1869, this property boasts a generous living space of 608 square feet, making it an ideal home for individuals or small families.

Upon entering, you are welcomed into a bright and airy reception room, which serves as a perfect space for relaxation or entertaining guests. The well-proportioned bedrooms provide comfortable retreats, each offering ample natural light and a peaceful atmosphere. The apartment also features a well-appointed bathroom, ensuring convenience for daily routines.

The conversion retains many charming features that reflect its historical significance while providing the comforts of contemporary living. The location is particularly appealing, with easy access to local amenities, parks, and transport links, making it a convenient base for commuting or exploring the vibrant surroundings.

Leasehold Term 62 Years

Service Charge & Ground Rent £0 PA

Potential Rental Income £1,900 PCM

Standard Construction

Low Flood Risk

Council Band B

EPC Band D

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 62

Price: Starting Bid £180,000

Property Type: Apartment

Parking: On Street

Construction materials: Brick and block

Roofing type: Concrete roof 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: Gas

Electric: National Grid

Water: Direct mains water

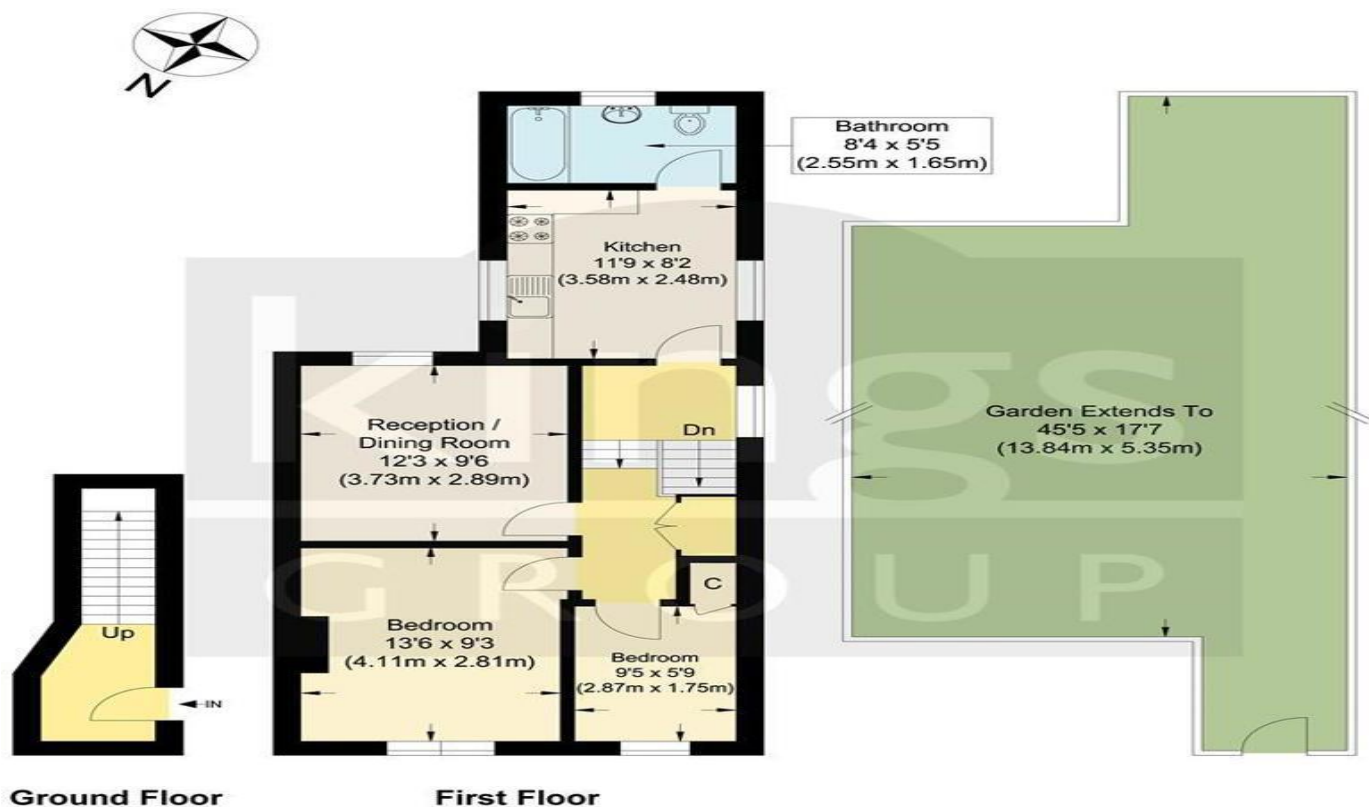
Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good



Mandeville Road

Approximate Gross Internal Floor Area : 56.50 sq m / 608.16 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Contact your local branch today for more information on this property:

32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk, www.kavanaghhayes.co.uk

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