



Westwood Court, Village Road, Enfield, EN1 2HQ

welcome to

Westwood Court, Village Road, Enfield

Spacious and well presented first floor (top), purpose built one bedroom warden assisted retirement flat situated in this popular residential location just minutes from local shops, park and Bush Hill Park Rail Station (Weaver Line) and within easy access of both Winchmore Hill Broadway, Enfield Town with its multiple shopping facilities, parks, pubs, restaurants and the A10 with its retail parks.

The bright and spacious accommodation is offered chain free and has many pleasing features:-



Entrance Hall

Fitted carpet, door entryphone, access to loft, coving to ceiling, large airing cupboard housing hot and cold water tanks, electric meter and light.

Lounge

17' 4" x 10' 6" (5.28m x 3.20m)

Fitted carpet, coving to ceiling, casement door to Juliet balcony with views to rear over communal gardens, fireplace with marble effect surround and hearth, archway to kitchen.

Kitchen

7' 4" x 5' 4" (2.24m x 1.63m)

Fitted in gloss white base and wall units with integrated electric oven and grill, hob inset to worksurface with extractor fan over, tiled splashback, stainless steel sink and drainer, fridge-freezer, wood effect vinyl floor, coving to ceiling.

Bedroom

14' x 8' 8" (4.27m x 2.64m)

Fitted carpet, coving to ceiling, double built-in wardrobe cupboard, view from window over communal gardens to rear.

Wet Room

Fully tiled wet room, low flush WC, vanity basin with cupboard under, electric shower with curtain and rail, heated towel rail, linoleum floor, extractor fan, wall mounted heater, coving to ceiling.

Communal Areas

Communal Lounge

Ample seating for both residents and guests, double doors onto communal garden and access to small kitchenette.

Communal Laundry

Washing machines and tumble dryers, ceramic tiled floor, extractor fan, wall mounted storage heater.

Communal Gardens

Secluded and beautifully maintained with attractive lawns, beds, mature trees to side and rear with hedged archway to patio area and further lawn.





view this property online barnfields.co.uk/Property/ENF106045



welcome to

Westwood Court, Village Road, Enfield

- Spacious Lounge
- Modern Fitted Kitchen
- Chain Free
- Beautiful Communal Gardens
- Communal Lounge For Socialising

Tenure: Leasehold EPC Rating: D

Service Charge: 2073.92

Ground Rent: 589.66

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£165,000



Please note the marker reflects the postcode not the actual property

check out more properties at barnfields.co.uk



Property Ref:
ENF106045 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

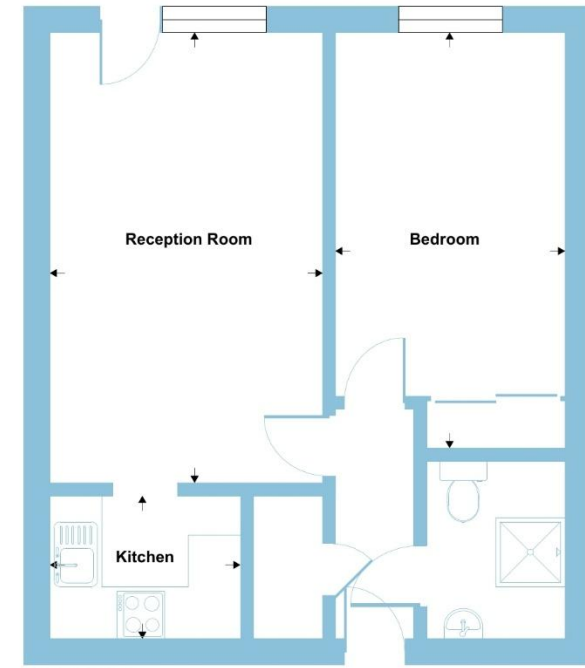
Barnfields is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Village Road, Enfield, EN1

Approximate Area = 462 sq ft / 42.9 sq m

For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Barnard Marcus. REF: 1487439

barnfields

barnfields



020 8363 3394



info@barnfields.com



1a Windmill Hill, Enfield, Middlesex, EN2 6SE



barnfields.co.uk