



Sapphire Court, Shirley Road, Enfield, EN2 6SG

welcome to

Sapphire Court, Shirley Road, Enfield

Spacious two bedroom, two bath purpose built apartment situated in this popular residential location, adjacent and with views over Chase Green and within just a few minutes from Enfield Chase Rail Station (Moorgate Line), Little Waitrose, pubs, shops, restaurants and Enfield Town with its multiple shopping facilities and parks.

The property is well presented throughout and is offered on a chain free basis and has many pleasing features.



Split Level Entrance Hall

Window to rear aspect, wood effect floor, sunken spotlights to ceiling, video entryphone system.

Lounge / Kitchen

16' 10" x 13' 5" (5.13m x 4.09m)

Lounge Area

Lounge Area

Sunken spotlights to ceiling, two column radiators, open to kitchen area.

Kitchen Area

A range of modern base and wall cupboards with composite worksurface with inset single bowl sink and drainer, integrated microwave oven, fridge-freezer, dishwasher, washing machine, oven and grill with electric hob, attractive floor to ceiling window with views over Chase Green.

Bedroom One

13' 11" x 9' 8" max (4.24m x 2.95m max)

Wood effect floor, sunken spotlights to ceiling, double built-in wardrobe cupboard, double radiator.

Bedroom Two

12' 5" narrowing to 10' 4" x 10' 11" (3.78m narrowing to 3.15m x 3.33m)

Wood effect floor, column radiator, sunken spotlights to ceiling, door to en-suite shower room.

Shower Room

Comprising low flush WC with concealed cistern, vanity basin with cupboards under, glass shower cubicle, heated towel rail, frosted window to rear, sunken spotlights to ceiling.

Bathroom / WC

Modern fitted comprising low flush WC with concealed cistern, vanity basin with cupboards under, panelled bath with mixer tap, shower attachment, glass shower screen, heated towel rail, fully tiled walls and floor, extractor fan. Bathroom is accessed via Hallway and Bedroom One.

Outside

Large communal terrace to rear for residents and guests. One allocated underground parking space with lift service.



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welcome to

Sapphire Court, Shirley Road, Enfield

- Chain Free
- Spacious Kitchen / Diner
- Two Double Bedrooms
- En-Suite To Master Bedroom
- Secure Underground Car Parking

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 1992.19

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2010. 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

£400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ENF106121 - 0002

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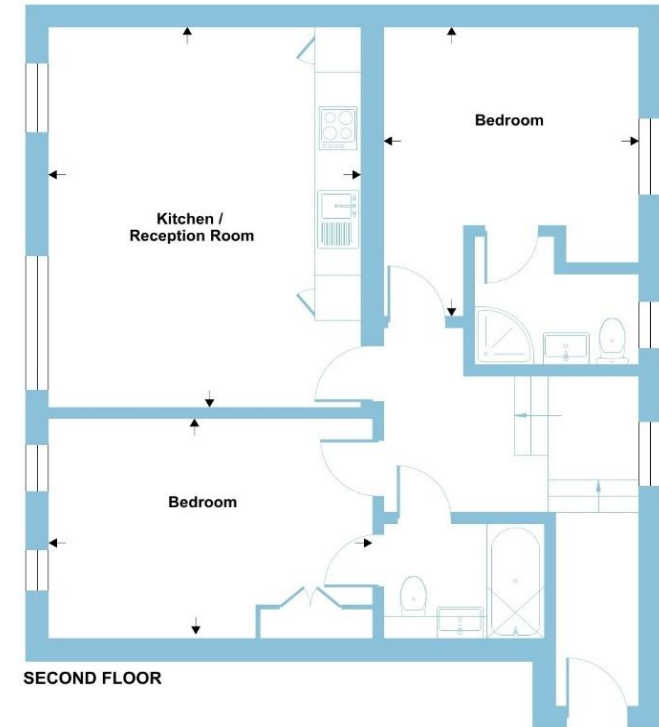
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Shirley Road, Enfield, EN2

Approximate Area = 696 sq ft / 64.6 sq m

For identification only - Not to scale



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