

SINCLARE CLOSE

Enfield EN1 4BE



NEWLY BUILT, GROUND FLOOR GARDEN MAISONETTE

TWO BEDROOMS (ONE DOUBLE & ONE SINGLE -CARPETED)

OPEN PLAN LOUNGE-KITCHEN AREA WITH WOODEN FLOORING

MODERN BATHROOM/WC WITH TILED FLOORING

NEW FLOORING LAID THROUGHOUT

OWN PRIVATE SOUTH FACING WALLED GARDEN & ALLOCATED PARKING FOR ONE CAR

DOUBLE GLAZED, ELECTRIC HEATING & SOLAR POWERED HOT WATER SYSTEM

AVAILABLE NOW & MINIMUM HOUSEHOLD INCOME APPLIES

£1,800

PER CALENDAR MONTH

James Hayward are delighted to offer, a newly built ground floor, two bedroom maisonette with its own private, south facing walled garden, situated in a quiet cul-de-sac location in Enfield. The property boasts an open-plan lounge-kitchen area, with contemporary fitted units and appliances, a bathroom/wc, new flooring throughout and allocated parking for one car. The property is available now. The minimum household annual income for this property is £54,000.00 and a security deposit of £1,800 will be required. Council Tax Band: D



Viewing: Strictly by appointment via owner's **Agent**

James Hayward on 020 8367 4000

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. If you have other questions about this property, please telephone 020 8367 4000