

# **BORROWDALE COURT**

Enfield EN2 0QJ



**GROUND FLOOR RETIREMENT FLAT - CHAIN FREE**

**ONE DOUBLE BEDROOM**

**BRIGHT & SPACIOUS LOUNGE-DINING ROOM**

**GOOD SIZED KITCHEN WITH ACCESSIBLE STORAGE**

**WALK IN SHOWER/WC**

**PLENTY OF STORAGE SPACE**

**COMMUNAL PARKING & WELL TENDED GROUNDS**

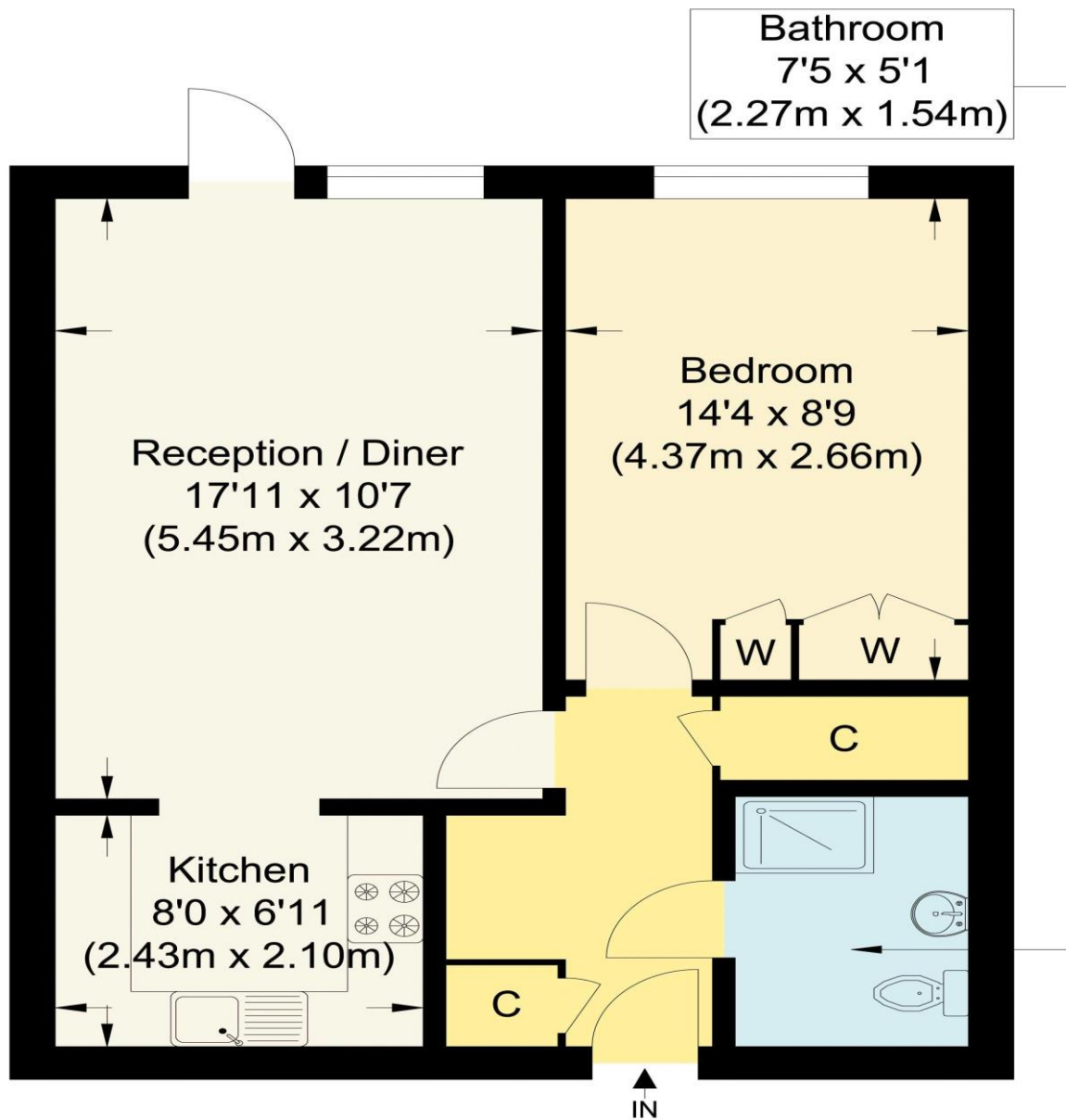
**SHORT WALK FROM TRANSPORT LINKS, SHOPS, RESTAURANTS & GP**

# **£139,995**

**Leasehold**

James Hayward are pleased to offer a one double bedroom, ground floor RETIREMENT property, situated in this sought after development just off Gordon Hill. The property offers good sized living space but does need some modernisation. Within the development there is a visitor suite available, a communal lounge area, parking, well-tended grounds and lifts to all floors. Location wise, Gordon Hill main line station, local shops, restaurants and the GP surgery are all a short walk from the property as are bus routes along Chase Side. The property is offered CHAIN FREE - Council Tax Band: C





## Borrowdale Court, EN2

Approximate Gross Internal Floor Area : 46.40 sq m / 499.44 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

# Energy performance certificate (EPC)

9 Borrowdale Court Gordon Hill ENFIELD EN2 0QJ	Energy rating <b>C</b>	Valid until: <b>3 March 2034</b>
		Certificate number: <b>6634-1527-9300-0379-5202</b>

<b>Property type</b>	Ground-floor flat
<b>Total floor area</b>	44 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		81 <b>B</b>
69-80	<b>C</b>	74 <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

**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