

COSMOPOLITAN CT.,

Enfield EN1 1GD



MODERN SECOND FLOOR FLAT

OPEN PLAN LIVING-DINING-KITCHEN SPACE

ONE DOUBLE BEDROOM

MODERN SHOWER/WC

OWN WALK ON BALCONY

GATED ALLOCATED PARKING

COMMUNAL OUTSIDE SPACE

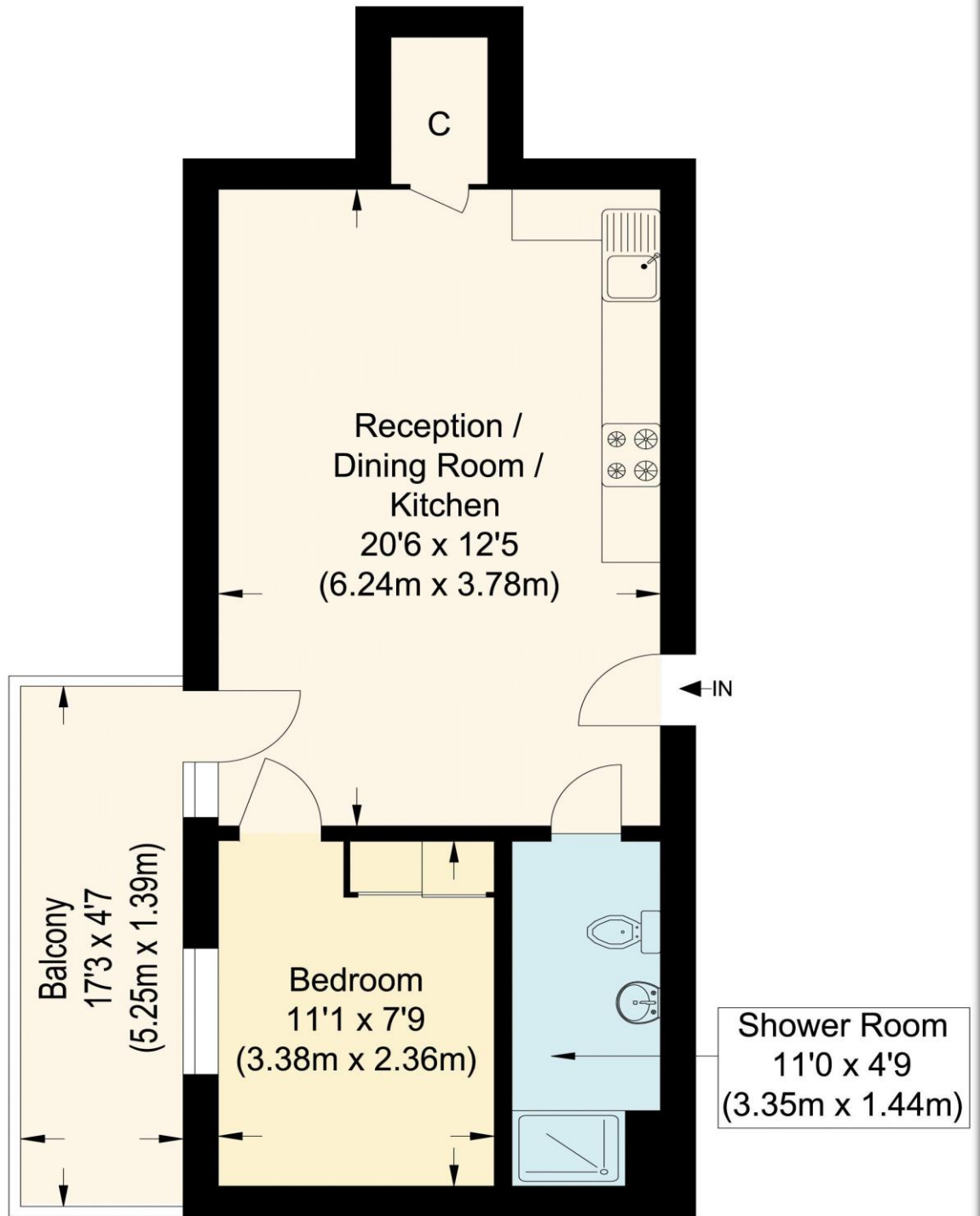
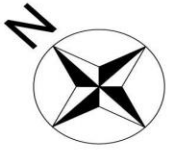
CLOSE TO SHOPS, STATIONS & MOTORWAY LINKS

£220,000

Leasehold

James Hayward are delighted to offer, this immaculate second floor, one bedroom purpose built apartment, with own walk on balcony and gated allocated parking. Location wise, the flat is within easy reach of retail parks, Supermarkets, motorway links, Bush Hill Park and Southbury Road main line stations. Living accommodation includes an open-plan living-dining & kitchen room, good sized shower/wc and a bright and airy double bedroom, plus own walk on balcony with views across communal outside space. Council Tax Band: C





Second Floor



Cosmopolitan Court

Approximate Gross Internal Floor Area : 38.20 sq m / 411.18 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy performance certificate (EPC)

Flat 39 Cosmopolitan Court 67 Main Avenue ENFIELD EN1 1GD	Energy rating B	Valid until: 13 September 2033
		Certificate number: 4737-3221-9300-0114-0292

Property type	Mid-floor flat
Total floor area	37 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 B. It has the potential to be B.

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

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

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

Breakdown of property's energy performance

<https://find-energy-certificate.service.gov.uk/energy-certificate/4737-3221-9300-0114-0292>

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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