



**First Avenue
Enfield
Greater London
EN1 1BN**

Offers in Excess of £308,000

bettermove

First Avenue Enfield

Bettermove are proud to present this 2 bedroom First Floor Flat in Bush Hill Park available with no forward chain and welcoming cash buyers only.

The property benefits from double glazing, electric heating throughout and has ample on street parking available nearby. The council tax band is C.

The property is currently tenanted and will be sold vacant on possession. Rental yields can be obtained through Bettermove.

This is a leasehold property with 64 years remaining on the lease; the ground rent is £100 per annum and there are no service charges.

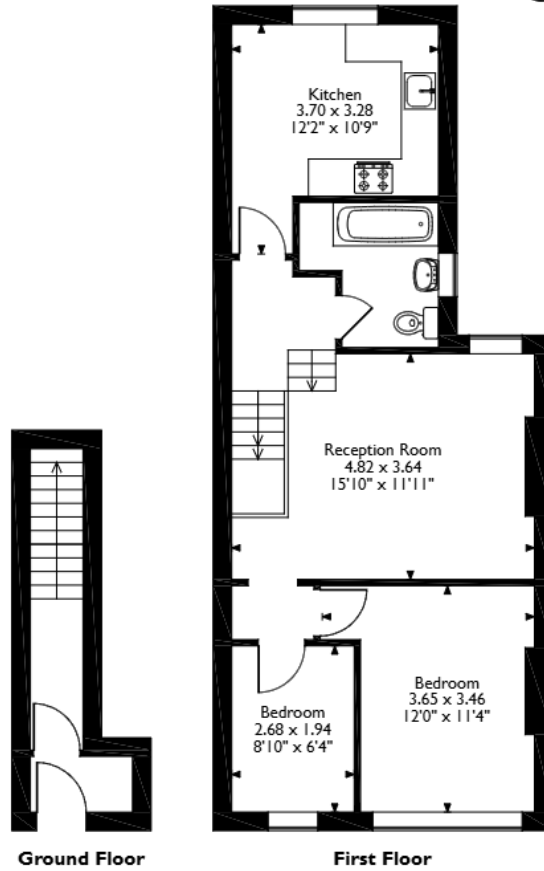
The interior of this well presented property comprises a spacious living room, the fitted kitchen, two bedrooms and the bathroom on the first floor of the building.

Located in the popular residential area of Bush Hill Park, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Enfield Chase Train Station, Bush Hill Park and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



First Avenue, Enfield
 Approximate Gross Internal Area
 60 Sq M/646 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	72	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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