



## Ennerdale Court, Cambridge Road, London, E112UA

### Offers in excess of £180,000

Sandra Davidson Estate Agents are pleased to present this well maintained ground floor retirement flat in Ennerdale Court and within easy access to local transport links. The property benefits from one double bedroom, good size lounge, fitted kitchen, shower room, as well as a resident's lounge and an on site warden. The flat is located on the Ground floor and has direct access to the communal garden area and is available with no onward chain.

The property comprises:-

- One Bedroom
- Lounge
- Fitted Kitchen
- Shower room/w.c
- Electric storage heaters
- Communal gardens
- Easy access to transport links
- No Onward Chain
- Resident's Lounge





## ENTRANCE

Via entry phone and video system to communal entrance leading to communal areas. Own front door to entrance hall with fitted carpet, two storage cupboards, electric storage heater, door to;

## BEDROOM 14'4 x 8'10 (4.37m x 2.69m)

Double glazed casement window to rear overlooking communal gardens, fitted wardrobes, fitted carpet, electric storage heater.

## LOUNGE 17'11 x 10'5 (5.46m x 3.18m)

Double glazed casement window and fully glazed door leading to small patio area and communal gardens, fitted carpet, coving, electric storage heater, walk-through to:-

## KITCHEN 7'10 x 7'3 (2.39m x 2.21m)

Fitted wall and base units, work surface, single bowl single drainer stainless steel sink unit, partly tiled walls, vinyl flooring, integrated fridge/freezer, integrated electric oven and hob with extractor hood above, plumbing for washing machine,

## SHOWER ROOM

Fully enclosed shower cubicle with fitted seat, pedestal wash hand basin, low level w.c, heated towel rail, extractor fan, partly tiled walls, vinyl flooring.

## EXTERIOR

There are good size neatly maintained communal gardens with visitors and residents parking.

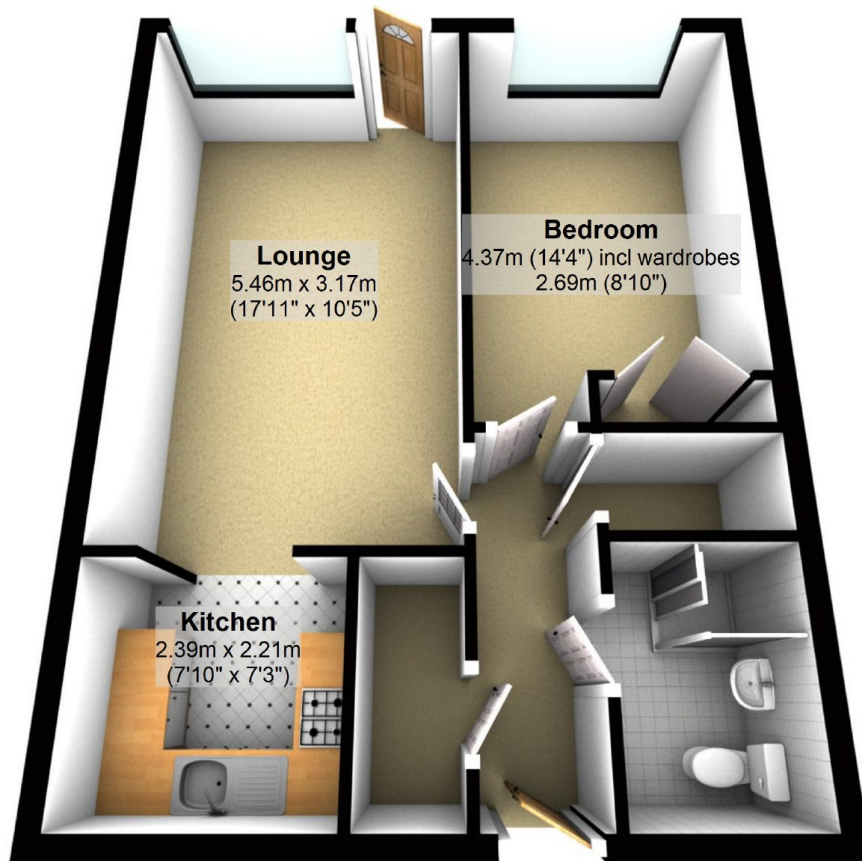
The lease remaining is 97 years. Service charges are £160 per month.





## Ground Floor

Approx. 46.2 sq. metres (497.7 sq. feet)



Total area: approx. 46.2 sq. metres (497.7 sq. feet)

This plan is for illustration purposes only and may not be representative of the property. Plan created by Sandra Davidson Estate Agents [www.sandradavidson.com](http://www.sandradavidson.com)  
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