

**Princessa Court, Uvedale Road, Enfield, EN2**

*This top floor one bedroom flat with a lift service is modernised throughout with a new kitchen and bathroom and is situated at the junction of London Road within ten minutes walking distance of Enfield Town multiple shopping and transport facilities including the rail station offering regular services into Liverpool Street.*



**Offers Over £285,000 - Leasehold**

- \* LOUNGE 17'5 x 10'9
- \* NEW KITCHEN 9'5 x 6'3
- \* NEW BATHROOM SUITE
- \* LIFT SERVICE
- \* LAMINATED FLOORING
- \* CLOSE TO SHOPS & TRANSPORT
- \* BEDROOM 1 14'0 x 9'0
- \* UPVC DOUBLE GLAZING
- \* NEW ELECTRIC HEATING
- \* LONG 140 YEAR LEASE
- \* RESIDENTS PARKING
- \* CHAIN FREE

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**THE ACCOMMODATION COMPRISES OF :**

*Communal entrance hallway with lift service to fourth floor and own front door to:-*

**ENTRANCE HALLWAY** 'Oak' effect laminated flooring, power point and built in storage cupboard with electric consumer unit.

**LOUNGE 17'5 x 10'9** Bright and spacious reception with a southerly aspect and UPVC tilt and turn action double glazed window with **panoramic views**, 'Oak' effect laminated flooring, wall mounted 'Futura Eco' programmable electric radiator, coved ceiling, ample power points and TV point.

**BEDROOM 1 14'0 x 9'0** Southerly aspect with UPVC tilt and turn action double glazed window having **panoramic views**, 'Oak' effect laminated flooring, wall mounted 'Futura Eco' programmable electric radiator, coved ceiling and built in cupboard.

**MODERN FITTED KITCHEN 9'5 x 6'3** Newly installed kitchen in white acrylic gloss wall and base units incorporating; built in electric 'Bosch' oven and inset halogen hob, integrated fridge / freezer, 'Hoover' washing machine, single drain sink unit with mixer tap, further pull out drawer unit, UPVC double glazed tilt and turn action window with **panoramic views**, 'Oak' effect laminated flooring, built in broom cupboard and further airing cupboard having hot water cylinder with immersion heating.

**BATHROOM / WC** Spacious fully tiled suite comprising of; steel panel enclosed bath with mixer taps, further wall mounted electric shower, vanity unit with mixer tap and waste pop-up, matching low flush w/c, wall light, frosted UPVC double glazed window, ceramic tiled flooring and chrome heated towel rail.

**EXTERIOR**

**RESIDENTS PARKING SPACE** On first come first serve basis.

**GARAGE AVAILABLE TO RENT** Currently with a waiting list.

**To date we await verification but are informed by the vendor that:**

***New 140 year lease and no Ground Rent.***

***Maintenance charges last year was £650.00 (including buildings insurance).***

***Should you proceed to purchase please confer with your solicitors.***

**The Property Misdescription 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 Solicitors or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The Agent has not had sight of title documents. A Buyer is advised to obtain verification from their Solicitor.***

*NB: Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.*



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# Energy Performance Certificate



Princessa Court, Uvedale Road, ENFIELD, EN7 6LW

<b>Dwelling type:</b>	Top-floor flat	<b>Reference number:</b>	8334-7322-2040-4083-5926
<b>Date of assessment:</b>	27 February 2014	<b>Type of assessment:</b>	RdSAP, existing dwelling
<b>Date of certificate:</b>	28 February 2014	<b>Total floor area:</b>	46 m <sup>2</sup>

## Use this document to:

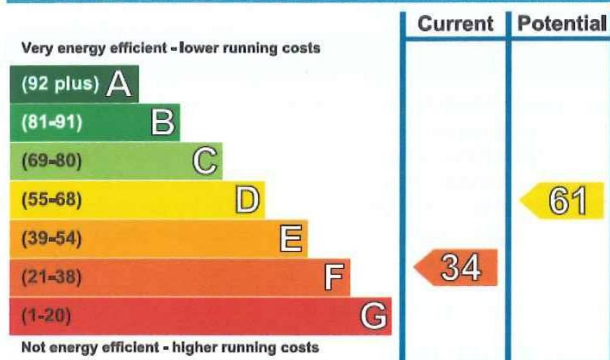
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,396</b>
<b>Over 3 years you could save</b>	<b>£ 1,497</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 180 over 3 years	£ 99 over 3 years	
Heating	£ 2,115 over 3 years	£ 1,470 over 3 years	
Hot Water	£ 1,101 over 3 years	£ 330 over 3 years	
<b>Totals</b>	<b>£ 3,396</b>	<b>£ 1,899</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

## Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 524	✓
2 Increase hot water cylinder insulation	£15 - £30	£ 348	✓
3 Low energy lighting for all fixed outlets	£20	£ 60	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.