



**Enfield House, 18 Low Pavement, NG1 7DG**  
£160,000 Leasehold

# Enfield House, 18 Low Pavement

2 Bedrooms, 2 Bathroom

£160,000

- Two Bedroom First Floor Apartment
- Centrally Located
- Neutrally Decorated Throughout
- No Onward Chain
- Vacant Possession
- Ideal FTB or BTL
- Modern Kitchen

Appealing to a wide range of buyers from investors to FTB alike, this well presented two bedroom first floor apartment offers a superb location in the heart of the City Centre. Being sold with no onward chain the apartment briefly comprises of an entrance hall leading to a hallway, a lounge/diner, modern fitted kitchen, two double bedrooms (both with fitted storage) and a bathroom. Early viewing is strongly recommended.



| Energy Efficiency Rating |               |         |           |
|--------------------------|---------------|---------|-----------|
| Score                    | Energy rating | Current | Potential |
| 92+                      | A             |         |           |
| 81-91                    | B             |         | 83   B    |
| 69-80                    | C             |         |           |
| 55-68                    | D             |         |           |
| 39-54                    | E             | 53   E  |           |
| 21-38                    | F             |         |           |
| 1-20                     | G             |         |           |

**HALLWAY** Accessed via an entrance hall with fitted carpet and fitted ceiling spotlights.

**LOUNGE/DINER** 13' 7" x 12' 1" extending to 13' 7" (4.14m x 3.68m) With two windows to the front elevation, fitted carpet, wall mounted electric panel heater, fitted ceiling spotlights and utility cupboard housing the washing machine plumbing.

**KITCHEN** 7' 11" x 6' 3" (2.41m x 1.91m) Comprising of a range of fitted high and low level units with a rolled edge worktop over incorporating a stainless steel sink, back splash, integrated electric oven, hob and extractor over, half dishwasher, integrated fridge with ice box, vinyl flooring and fitted ceiling spotlights.

**MASTER BEDROOM** 11' 8" x 10' 1" (3.56m x 3.07m) With two windows to the front elevation, fitted carpet, wall mounted electric panel heater, fitted wardrobes with sliding mirrored doors and fitted ceiling spotlights.

**BEDROOM TWO** 10' 1" x 6' 8" (3.07m x 2.03m) With a window to the front elevation, fitted carpet, wall mounted electric panel heater, fitted wardrobe with sliding mirrored doors and fitted ceiling spotlights.

**BATHROOM** With a fitted suite comprising of a bath with chrome mixer taps and shower attachment over, low flush w.c., pedestal wash hand basin, part wall tiling, vinyl floor covering, chrome heated towel rail and fitted ceiling spotlights.

**LEASE INFORMATION** Remaining Lease Length: 114 Years

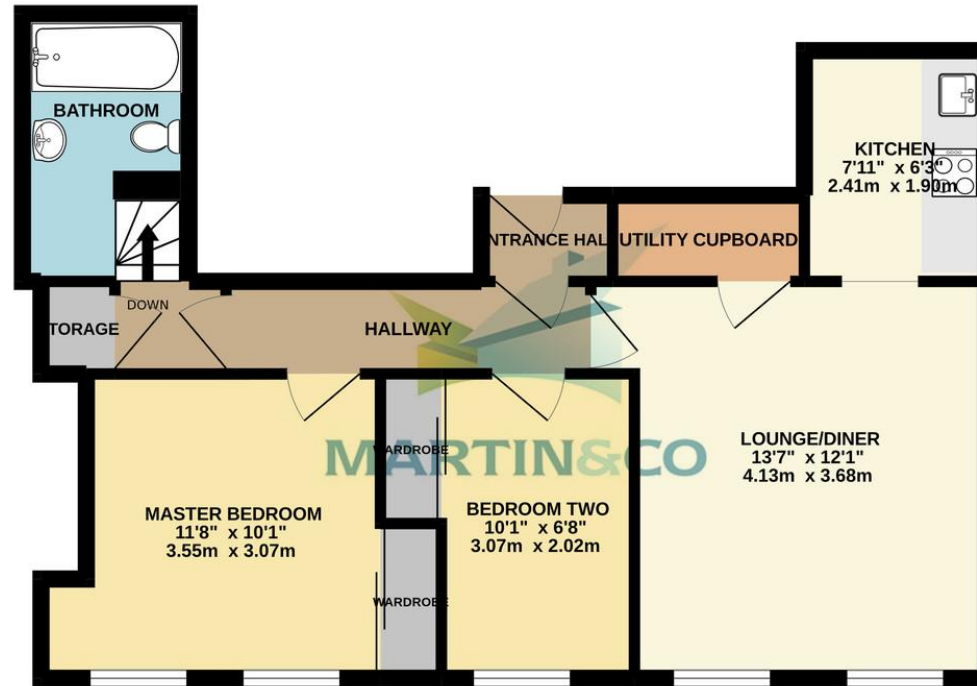
Ground Rent: £250 per annum

Estimated Service Charge: £1,326 per annum





FIRST FLOOR  
562 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA: 562 sq.ft. (52.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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