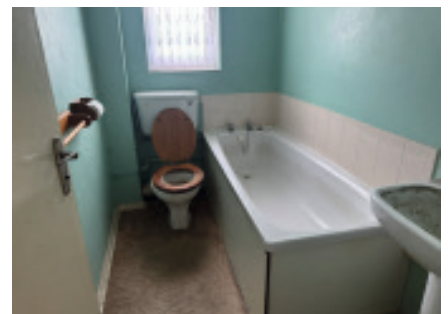


115 Larmans Road, Enfield, Middlesex EN3 6QY

Guide Price £75,000*

SECOND FLOOR ONE BEDROOM FLAT IN NEED OF UPDATING THROUGHOUT



The property is located on an estate within easy reach of Enfield Town Centre. Rail services are available at nearby Turkey Street and Enfield Lock Stations whilst underground services are available within five miles at Oakwood. Good road links are easily accessible including the A406 North Circular Road that connects to the A1 and M1. The M25 London Orbital Motorway is also very close at hand. The area is well served by bus routes, schools and recreational facilities. The flat is a purpose built one bedroom unit on the (second) top floor and benefits from electric heating, and double glazing. The block appears to have residents parking spaces. The block has communal gardens and a security entryphone system. The flat includes a lounge, kitchen and bathroom. The flat is in need of complete updating and modernisation throughout. This property is sold with vacant possession and will be of interest to investment buyers. PLEASE NOTE THAT THIS IS NOT OPEN TO PRE-AUCTION OFFERS AND WILL NOT BE SOLD PRIOR TO AUCTION UNDER ANY CIRCUMSTANCES. ANY INTENDING PURCHASER MUST REGISTER TO BID IN ORDER TO PURCHASE. WE REMIND ALL PARTIES THAT BIDDING REGISTRATION CLOSSES AT 3pm THE DAY BEFORE THE AUCTION.

ACCOMMODATION

Entrance Hall, Bathroom, Reception, Bedroom, Kitchen.

TENURE

Leasehold – 99 years from 24th June 1990, thus 63 unexpired.

LOCAL AUTHORITY & TAX RATING

London Borough of Enfield
Council Tax Band B
EPC pending

VIEWING TIMES

Tuesday 25th August @ 11.30 – 12 noon
Saturday 5th September @ 11.30 – 12 noon
Thursday 10th September @ 11.30 – 12 noon
OPEN SESSIONS – NO NEED TO CALL TO BOOK IN

STARTING BID

FINAL BID

NOTES

☐ SOLD ☐ UNSOLD ☐ SOLD PRIOR ☐ WITHDRAWN