



**Saffron Court, Ebony Crescent, EN4**

£349,995

Leasehold

**Castles**



## Saffron Court, Ebony Crescent, EN4

An impressive, larger than average, one double-bedroom apartment situated in the sought after Saffron Court in the heart of EN4 with the tranquil and historical green open space of Trent Park on your doorstep.

This stunning apartment is in immaculate condition and offers outdoor space via a private balcony overlooking the communal gardens which can be accessed through the open-plan lounge. The fully integrated modern kitchen is fitted with ample storage to house all your kitchen requirements.

The modern family bathroom is finished to an exceptional standard and the bedroom is a generously sized double with additional benefit of bespoke fitted wardrobes. This wonderful home has been designed for modern day living at its finest.

Whilst experiencing the luxury of living in Saffron Court, you will be welcomed with communal, tranquil green open spaces with parking available as an optional extra.

Boasting a variety of local amenities coupled with Enfield Town being just a short bus ride away offering an array of clothing boutiques, restaurants, supermarkets and coffee shops alike. Enfield Town also offers key bus links to all surrounding areas, as well as Enfield Town British Rail Station with its links to the City (Liverpool street) and Cockfosters Underground Station offering a quick and easy route to the West End, Central London and beyond.

Saffron Court is being offered on a chain free basis.

*\* Please note that this property is being offered by a family member of a Castles employee.*

Lease: 118 years  
Current Service/Maintenance Charge: £3,730.32 per annum  
Ground Rent: £250.00 per annum

Local Authority: Enfield  
Council Tax Band: D

EPC Rating: B  
Current: 88/B Potential: 88/B

£349,995

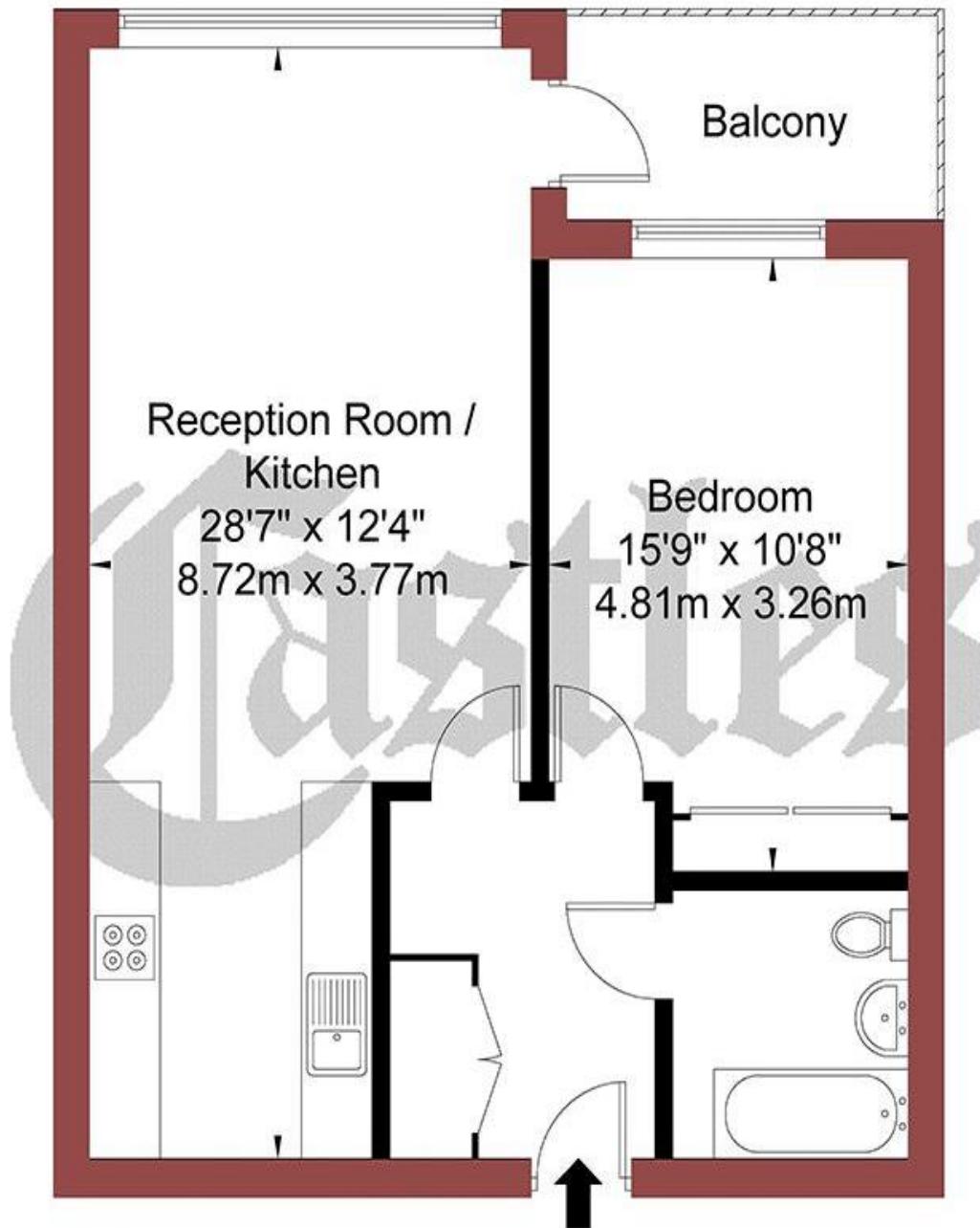
Leasehold

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Approx Gross Internal Area = 55.2 sq m / 594 sq ft



First Floor  
Gross Internal  
Floor Area 55.2 sq m/ 594 sq ft

Ref

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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## An overview of Enfield

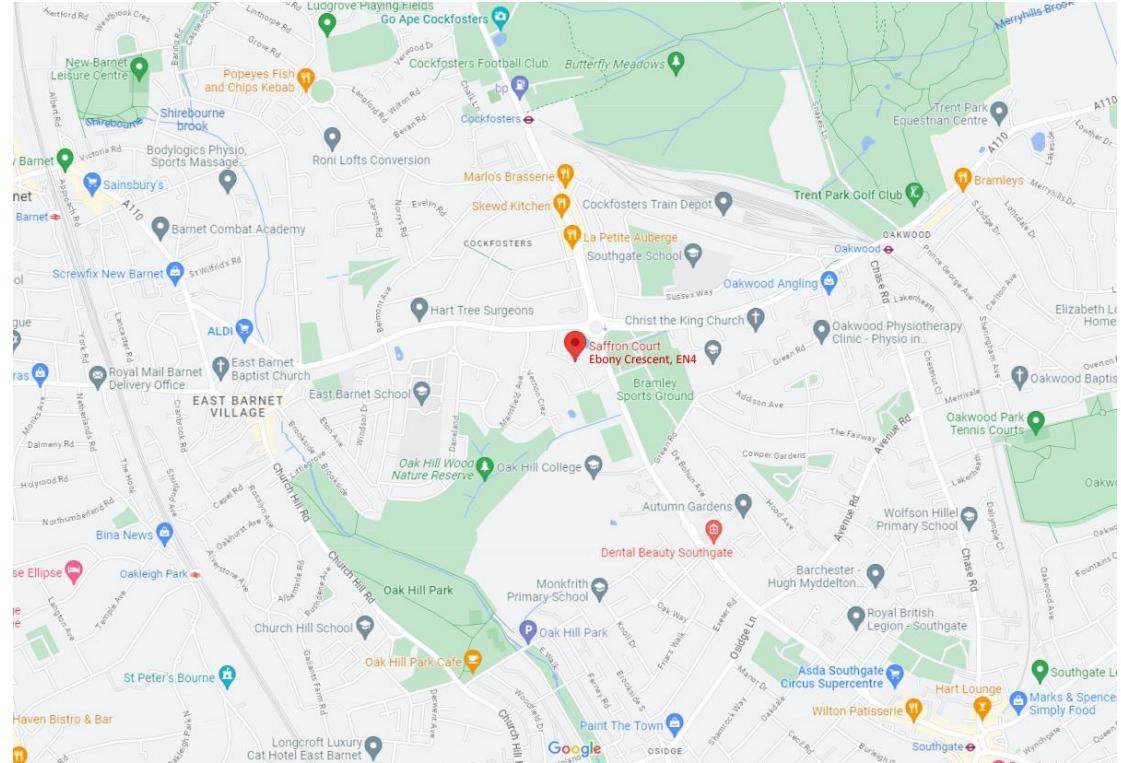
Enfield boasts a proud and distinguished history, home to several country houses and ancient monuments, the area also hosts a notable contingent of famous residents both past and present.

With affordable homes and a safe, green environment, Enfield attracts many buyers pleasantly surprised by the good value of property compared to some of the pricier neighbouring boroughs.

On the lush, green perimeter of London, Enfield has excellent transport links with a quick and easy train journey into the City and West End.

There are a range of activities to keep residents busy in the borough with seven bustling shopping areas, 900 hectares of parks, three golf clubs, and numerous cinemas, theatres and museums. There is a diverse community residing in the area.

Notable for its range of great schools, vast green spaces and bustling retail centres, as well as good transport links to the rest of the city, Enfield is undoubtedly a thriving place to live and work and proves an excellent choice for first time buyers, families, young professionals and property investors alike."



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