

LOT
12

By Order of the Executors

23 Village Park Close, Enfield, Middlesex EN1 2SG

Guide Price £230,000*

SECOND FLOOR TWO BEDROOM FLAT IN NEED OF UPDATING THROUGHOUT.



The property is situated within a desirable location off Village Road which is less than a mile from Enfield Town Centre with shopping facilities and main line rail station. Bush Hill Park station is even nearer. Good road links are easily accessible including the M25 London Orbital Motorway that also provides access to the airports at Stanstead, Luton, Heathrow and Gatwick. The area is well served by bus connections and recreational facilities. The property is a purpose built two bedroom flat with an Ensuite to the main bedroom and a balcony. The block has well-kept communal gardens and we understand was built in the mid 1990's by Berkeley Homes. The flat has gas fired central heating and a security entryphone system although it is in need of updating and modernisation throughout. The flat is sold with vacant possession and will be of interest to investment buyers and owner occupiers. **PLEASE NOTE THAT THIS LOT 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, Lounge, Kitchen, bedroom One with Ensuite, Bedroom two, Bathroom, Communal Grounds.

TENURE

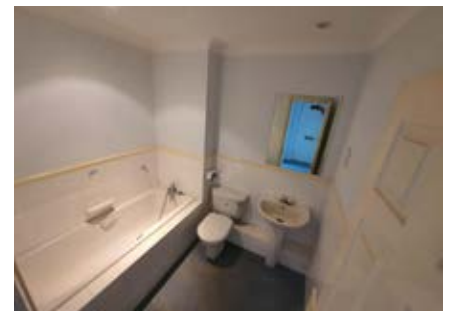
Leasehold. Title Number EGL341158. 125 years from 1st January 1994. Ground rent £100 rising.

LOCAL AUTHORITY & TAX RATING

Enfield
Council Tax Band E
EPC Band E

VIEWING TIMES

Wednesday 31st January @ 10.30 - 11am
Saturday 3rd February @ 12 - 12.30pm
Friday 9th February @ 10.30 - 11am



STARTING BID

FINAL BID

NOTES SOLD UNSOLD SOLD PRIOR WITHDRAWN