



**Bren Court Colgate Place, Enfield Highway
Offers In The Region Of £220,000 Leasehold**



Bren Court Colgate Place, Enfield Highway

186 Hertford Road, Enfield Highway,
Middlesex, EN3 5AZ

020 8805 5959
www.kings-group.net

- One Double Bedroom Apartment
- Part Canal Views
- Communal Grounds Gardens and Parking
- An Ideal First Time buy or a Buy to Let Opportunity
- Situated on the Third Floor
- Close Proximity to local Shops & Amenities
- A Well Presented Property
- Potential Rental income of £15,500-£16,500PCM
- Access to Loft for Storage
- Entry phone System

location. Don't miss the chance to make this charming flat your own.

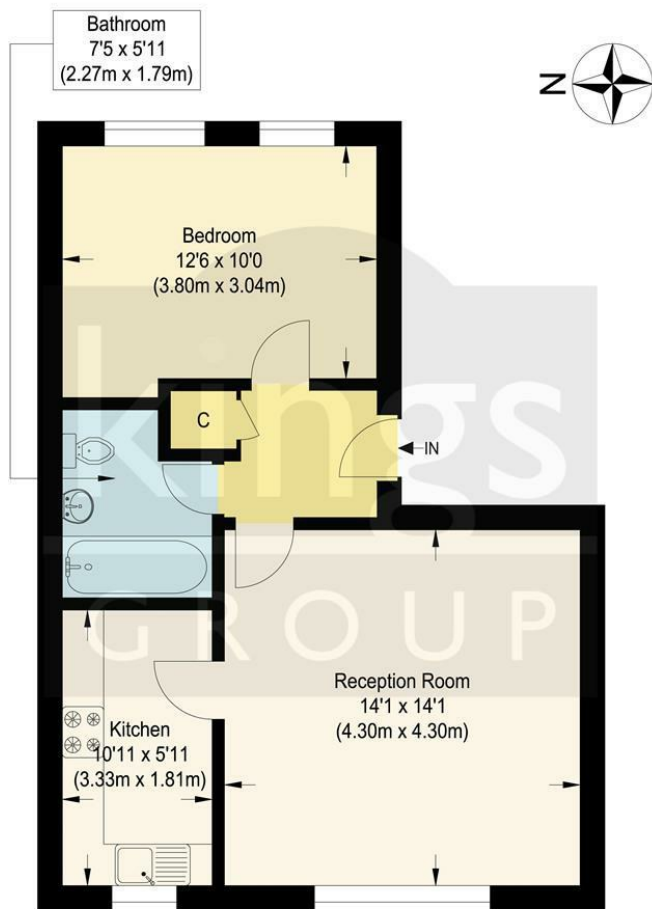
Lease 163 Years
Service Charge including buildings insurance and water
£2244 PA
Estate Rent Charge £300
Ground Rent £10 PA
Council Band C
EPC Rating C

KINGS GROUP are delighted to offer this delightful one-bedroom flat situated in the highly sought-after Enfield Island Village. This spacious property offers a generous double bedroom, a modern fitted kitchen, and a contemporary three-piece bathroom, all designed to provide comfortable and stylish living. The flat boasts lovely views, enhancing the serene and pleasant atmosphere.

Conveniently located a short distance from local shops and amenities, this property ensures all your daily needs are met within easy reach. Enfield Lock train station is also just a short distance away, providing direct access to both Tottenham Hale and London Liverpool Street, making your commute effortless and convenient.

The flat benefits from well-maintained communal grounds and gardens, offering a peaceful retreat right outside your doorstep. Additionally, ample parking is available, providing ease and convenience for residents and visitors alike.

This property presents an ideal opportunity for first-time buyers looking to step onto the property ladder, as well as for investors seeking a buy-to-let opportunity in a desirable



**Third Floor
Bren Court**

Approximate Gross Internal Floor Area : 44.60 sq m / 480.07 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.



THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor



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