



**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.

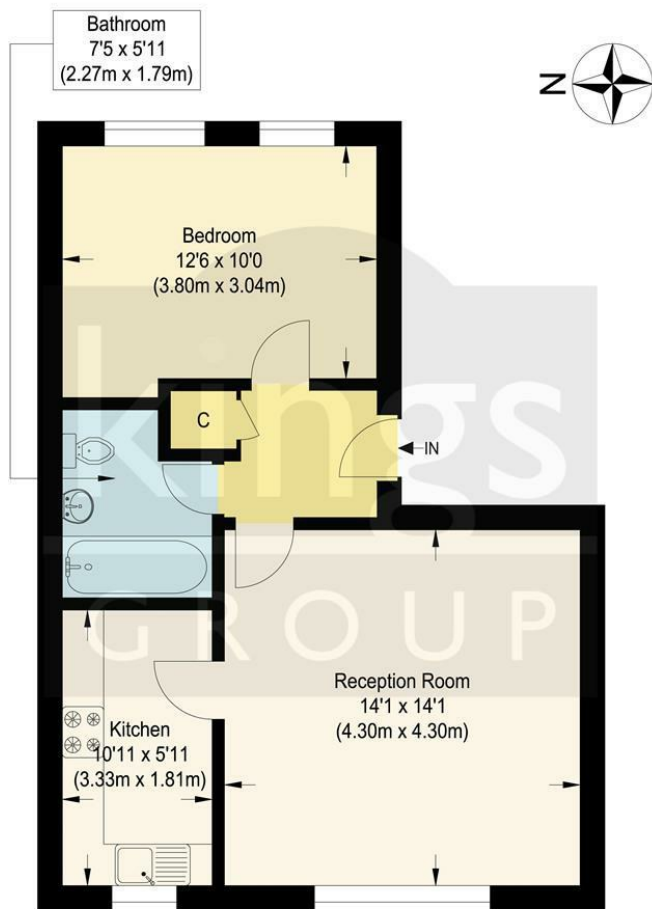
Lease 163 Years
Service Charge including buildings insurance and water
£1768PA
Estate Rent Charge £300
Ground Rent £0 PA
Council Band D
EPC Rating C

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.





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