



**Flat 14 Needham Court Manton Road, Enfield Highway
Offers In Excess Of £280,000 Leasehold**



Flat 14 Needham Court Manton Road, Enfield Highway

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

020 8805 5959
www.kings-group.net

- Two Bedroom Apartment
- Situated Within the Sought After Enfield Island Village Location
- Communal Grounds, Gardens and Parking
- Offered Chain Free
- Bathroom & En-Suite
- Double Glazed Windows
- Canal Views
- Situated on the Second Floor
- An Ideal First Time Buy or a Buy To Let Opportunity
- Potential Rental income of £19,000-£20,000Pa

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

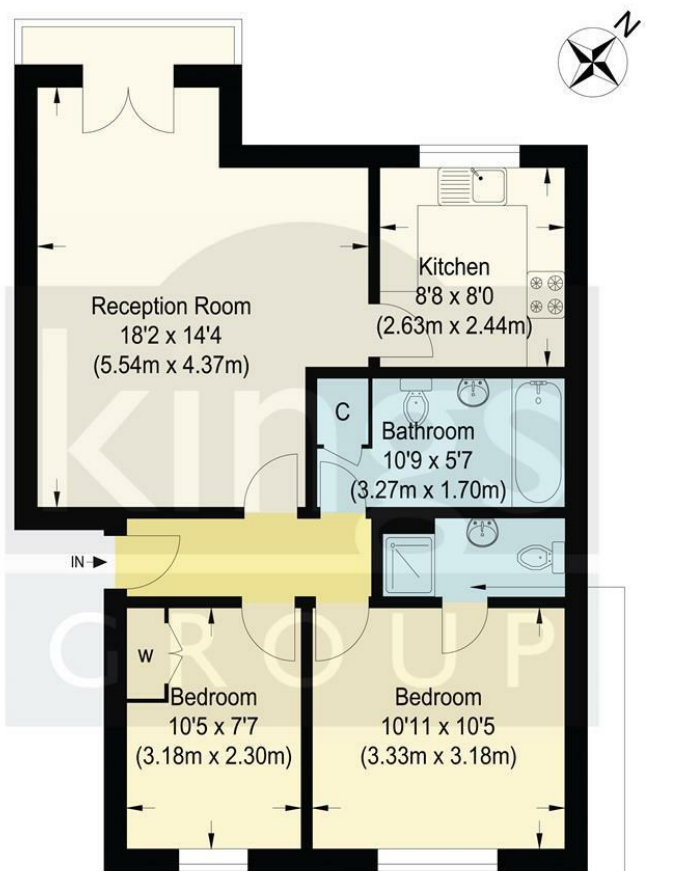
Lease 163 Years
Service Charge including water bills £1768 PA
Estate Rent Charge £300 PA
Ground Rent £0 PA
Council Band D
EPC Rating C

KINGS GROUP are delighted to offer this delightful two-bedroom flat situated in the highly sought-after Enfield Island Village. This spacious property offers two generous bedrooms, a fitted kitchen, and a contemporary three-piece bathroom as well as an En-Suite. The flat boasts lovely canal views, enhancing the serene and pleasant atmosphere and is offered CHAIN FREE.

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



Second Floor

Needham Court, EN3

Approximate Gross Internal Floor Area : 59.80 sq m / 643.68 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.





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