



**10 Amethyst Court Enstone Road, Enfield Highway  
Offers In The Region Of £259,995 Leasehold**



# 10 Amethyst Court Enstone Road, Enfield Highway

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

020 8805 5959  
[www.kings-group.net](http://www.kings-group.net)

- Two Bedroom Purpose Built Flat
- Communal Grounds, Gardens & Parking
- Double Glazed Windows
- A Well Presented Property
- Offered CHAIN FREE
- An Ideal First Time Buy or a Buy to Let Opportunity
- Potential rental income of £19,000-£20,000PA

Brimsdown Train Station is within easy reach, offering excellent access to Tottenham Hale and beyond.

Lease 130 Years  
Service charge with Building insurance included £2904 PA  
Ground Rent £300 with a review every 21 years  
Council Band C  
EPC Band B

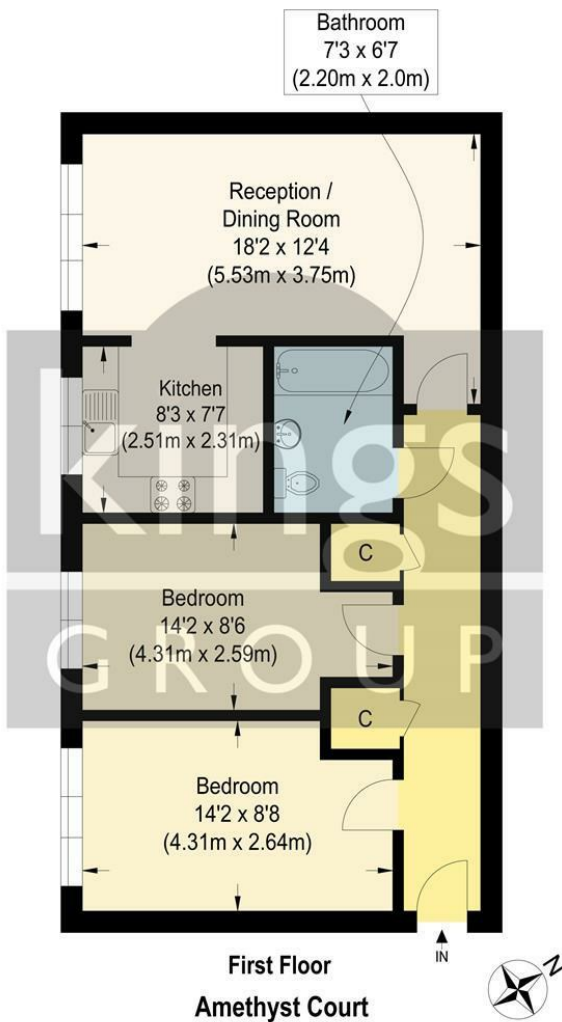
KINGS GROUP offer this charming Amethyst Court on Enstone Road, this delightful TWO BEDROOM first-floor flat is a gem waiting to be discovered. Presented by Kings Group, this purpose-built apartment is a true testament to modern living.

Upon entering, you are greeted by a well-maintained interior that exudes a sense of warmth and comfort. The flat features two generously sized bedrooms, offering ample space for relaxation and rest. The modern bathroom is a standout feature, complete with ceiling speakers for a touch of luxury.

The heart of this home is the contemporary fitted kitchen, with double glazed windows allowing natural light to flood in, the living space feels bright and inviting.

Outside, the communal grounds gardens provide a tranquil escape from the hustle and bustle of everyday life. Parking is a breeze, ensuring convenience for residents.

Conveniently located, this property is a stone's throw away from local shops and amenities. For commuters,



**First Floor**

**Amethyst Court**

Approximate Gross Internal Floor Area : 59.70 sq m / 642.60 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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