



www.kings-group.net

186 Hertford Road
Enfield Highway EN3 5AZ
Tel: 020 8805 5959

Bren Court, Enfield, EN3 6WF
Offers In The Region Of £275,000

- Nfopp accredited agents and ceMAP mortgage advisors
- Two Spacious Bedrooms
- An Ideal Buy to let Opportunity
- Great Access into Tottenham Hale & London Liverpool Street
- Chain Free Property

Kings Group offer a charming CHAIN FREE ground-floor property located in the desirable Enfield Island Village. This purpose-built flat boasts a spacious 640 sq ft of living space.

Upon entering, you are greeted by a welcoming reception room, ideal for entertaining guests. The property features two well-appointed bedrooms and two bathrooms, providing ample space for a small family, guests, or even a home office.

Situated in a private estate with a parking area for local residents, this property not only offers security but also a sense of community. The inclusion of water in the service charge adds to the convenience of living here, making budgeting a little easier.

Conveniently located near Enfield Lock, Brimsdown, and Waltham Cross stations, commuting to London for work or leisure is a breeze. Additionally, the property benefits from its own estate shopping area, providing easy access to daily essentials without the need to travel far.

BUYERS INFORMATION

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £50 plus VAT for this (for the transaction not per person), payable direct to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.

Lease 161 Years

Potential rental income PA £19,800-£20,500PA

Service Charge including Water bill £1682.04

Buildings insurance PA £361.38

Private Estate PA £300

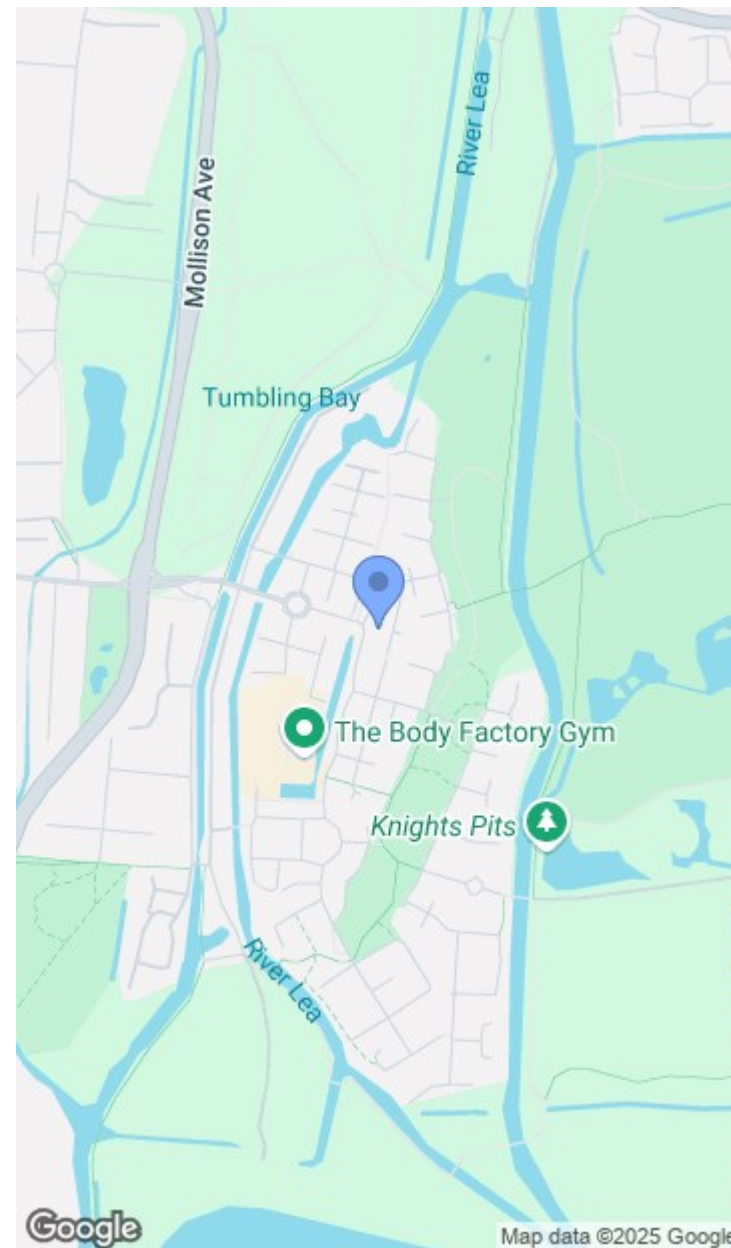
Standard Construction

Flood risk Low

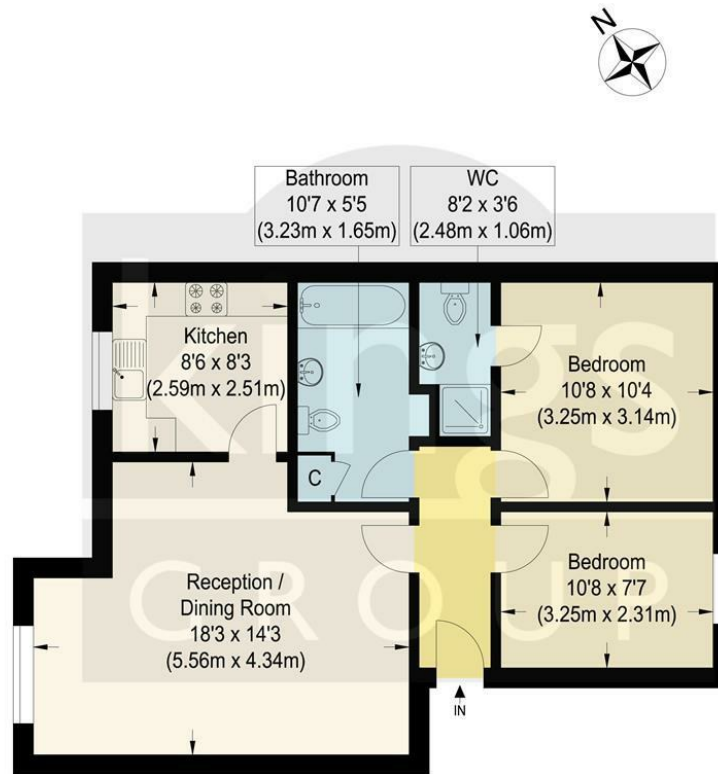
Council band D

EPC band C

- Two Bedroom Purpose Built Apartment
- En-Suite Via Bedroom One
- Close Proximity to Enfield Lock Train Station
- Communal Grounds, Gardens & Parking
- Council Band D and EPC Band C







Ground Floor

Bren Court

Approximate Gross Internal Floor Area : 59.50 sq m / 640.45 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

