



Celadon Close, EN3 7RJ  
Enfield







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# Celadon Close, EN3 7RJ

KINGS GROUP offer in the desirable area of Celadon Close, Enfield, this charming one-bedroom flat presenting an excellent opportunity for both first-time buyers and investors alike. Spanning an inviting 474 square feet, this purpose-built flat is situated on the first floor, offering a comfortable and well-designed living space.

The property features a spacious reception room, perfect for relaxation or entertaining guests. The bedroom is well-proportioned, providing a peaceful retreat at the end of the day. The flat also includes a modern bathroom, ensuring convenience and comfort for its occupants.

One of the standout features of this property is the impressive lease, boasting over 150 years remaining, which provides peace of mind for future ownership. Additionally, the flat comes with a designated parking space, a valuable asset in this bustling area. The service charges are fair, and there is no ground rent, making this property an attractive option for those looking to manage their expenses effectively.

Offered chain-free, this flat is ready for immediate occupancy, allowing you to settle in without delay. The good condition of the property means that you can move in with minimal fuss, making it an ideal choice for those seeking a hassle-free transition.

## BUYERS INFORMATION

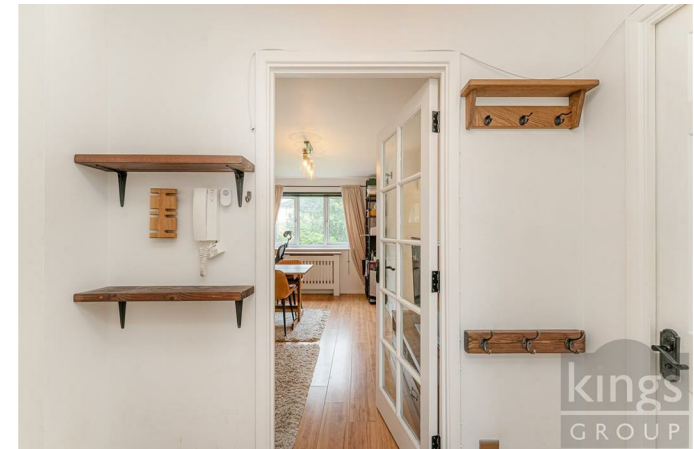
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 for this (for the transaction not per person), payable direct to Lifetime Legal. Please note, we

## Offers In The Region Of £230,000



- Nfopp accredited agents & ceMAP mortgage advisors
- In excess of 150 years leasehold
- Council Band B & EPC Band C
- Potential rental valuation of £1,300 PCM
- Situated on the first floor

- One bedroom purpose-built flat in Enfield
- Peppercorn ground rent (£10 PA)
- Comes with allocated parking space
- Well maintained condition throughout
- Offered to market with no onward chain (chain free)











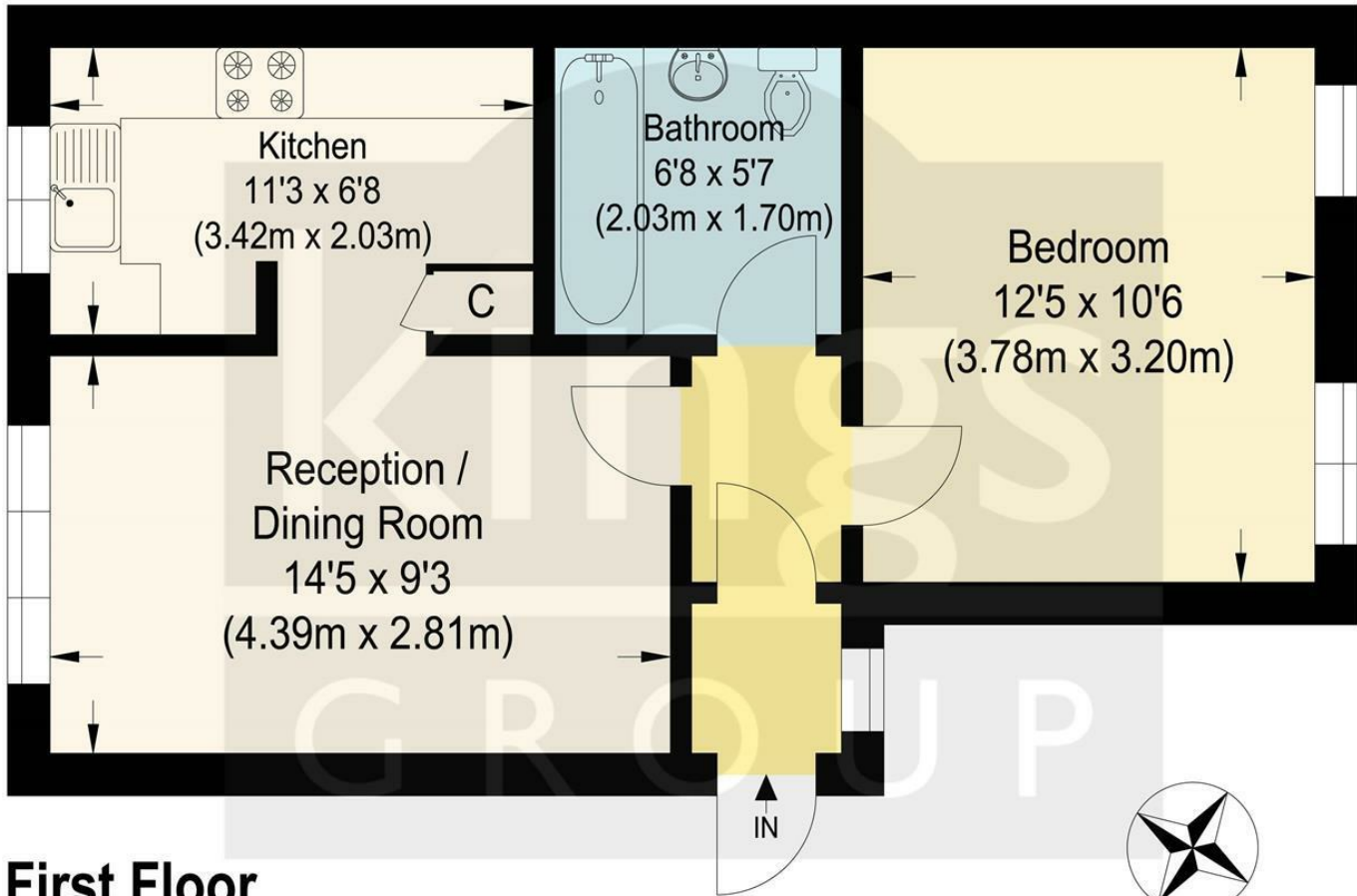
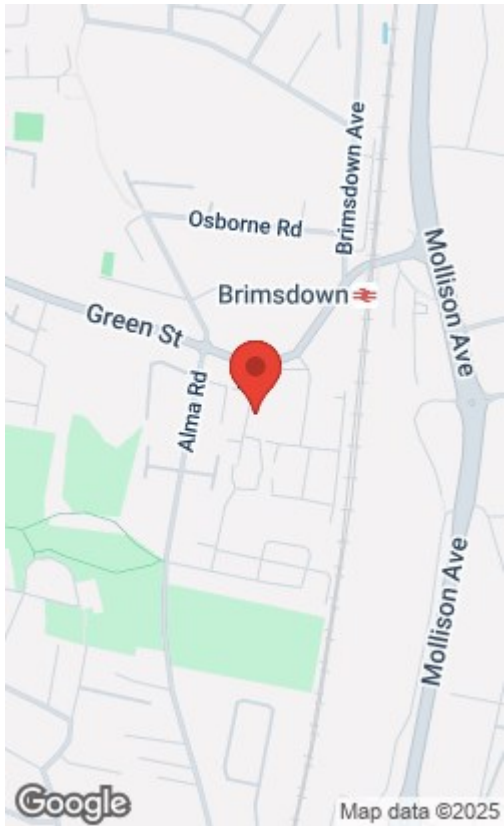
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| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---|---------|-----------|---|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current | Potential |
| (92 plus) <b>A</b>                          |         |           | (92 plus) <b>A</b>  |         |           |
| (81-91) <b>B</b>                            |         |           | (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>                            |         |           | (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>                            |         |           | (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>                            |         |           | (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>                            |         |           | (21-38) <b>F</b>  |         |           |
| (1-40) <b>G</b>                             |         |           | (1-20) <b>G</b>   |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales   |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC   |         |           |



First Floor

Celadon Close

Approximate Gross Internal Floor Area : 40.60 sq m / 437.01 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. Note: These details are correct at time of going to press.

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