



**[www.kings-group.net](http://www.kings-group.net)**

186 Hertford Road  
Enfield Highway EN3 5AZ  
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**Velocity Way, Enfield, EN3 7FG**  
**Offers In The Region Of £230,000**



- Nfopp Accredited Agents and ceMAP Mortgage Advisors
- Allocated Parking via Gated Entrance (Bay 54)
- Over 900 Years Lease
- EPC Band B and Council Band C
- Chain Free Property Sale

KINGS GROUP offer nestled in a gated private estate, this lovely flat offering the luxury of a secure, private residents' parking area with allocated space (Bay 54), providing both convenience and peace of mind for all who live here. With a LONG LEASE of over 900 years, this property is an ideal choice for both residential buyers and those looking for a lucrative buy-to-let investment opportunity. The property is offered chain free, allowing for a smooth and hassle-free transaction.

The location of this flat is a gem with excellent transport links to Waltham Cross, Enfield Lock, and Brimsdown stations, giving you easy access to Tottenham Hale, Seven Sisters, and London Liverpool Street. Whether you're commuting or exploring the local area, you'll find yourself perfectly positioned.

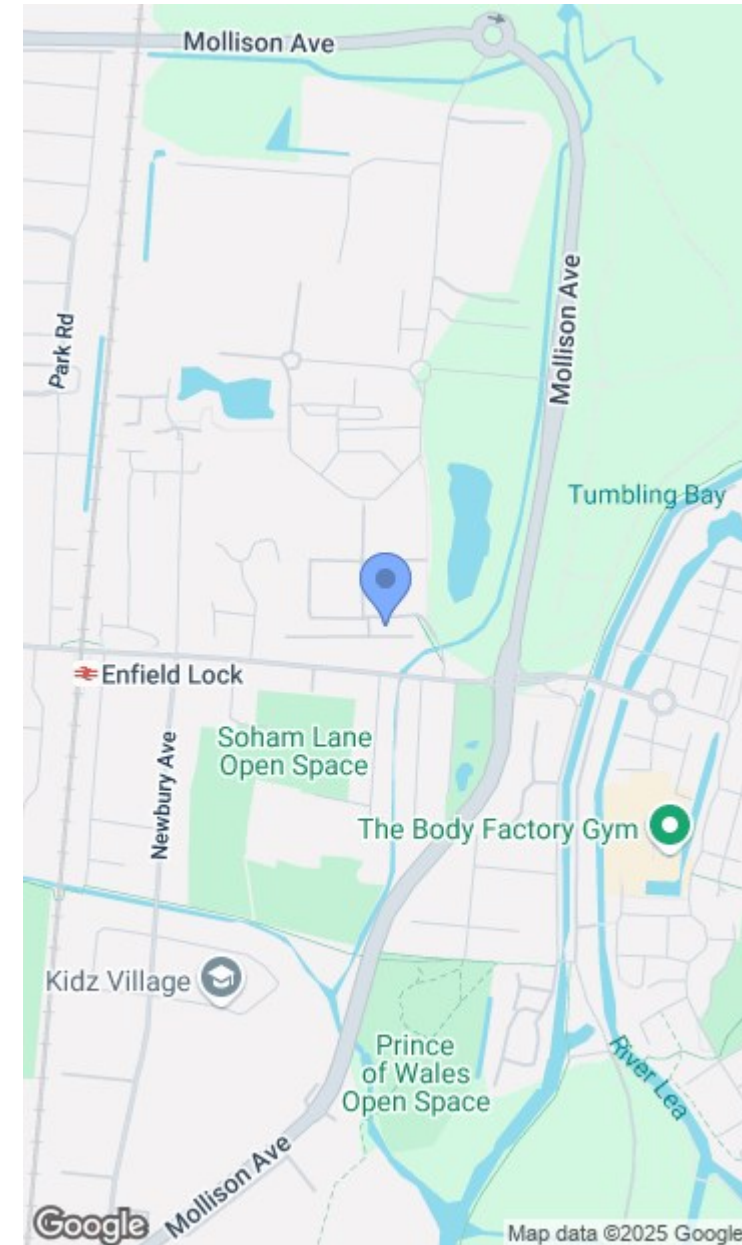
Inside, the flat boasts a spacious lounge/dining room. The modern, fully-fitted kitchen is perfect for cooking and meal prep, while the three-piece bathroom suite offers both style and functionality. Additional benefits include parking for secure, off-street parking, as well as communal grounds and gardens that provide a tranquil outdoor space for residents to enjoy.

Leasehold  
 Lease Term 900+  
 Service Charge PA £1880.62 (Inc Reserve Funds)  
 Ground Rent PA £380  
 Council Band C  
 EPC Band B  
 Standard Construction  
 Low Flood Risk

- One Bedroom Property in a Private Development
- Spacious Lounge / Kitchen with Juliette Balcony
- Gas Central Heating and Double Glazed Windows
- Potential Rental Income of £1300 PCM
- Close Proximity To Enfield Lock and Waltham Cross Stations

#### BUYERS INFORMATION

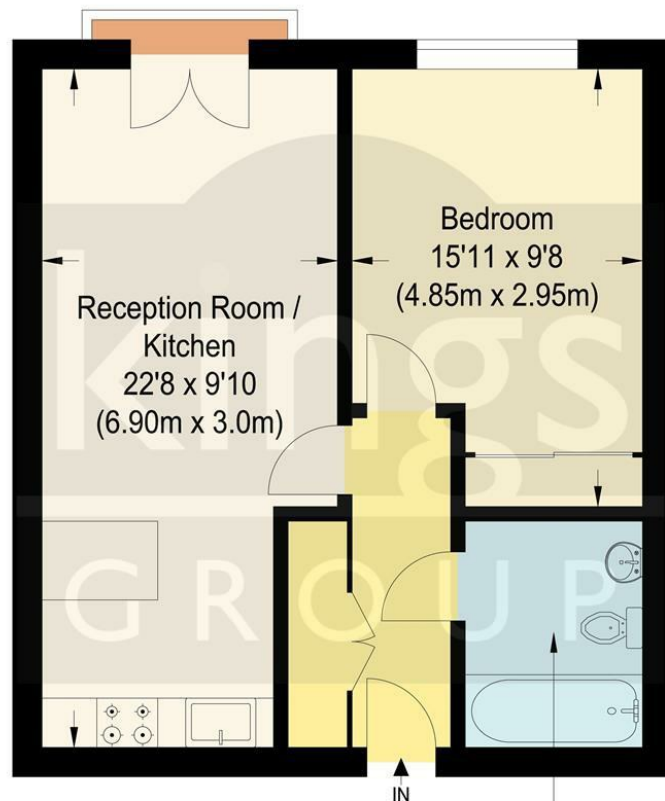
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address 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 are unable to issue a memorandum of sale until the checks are complete.











### First Floor

### Franklin House

Approximate Gross Internal Floor Area : 42.10 sq m / 453.16 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

