

Village Park Close, Enfield

Available

Offers in excess of £375,000 (Share of Freehold)

BAKER AND CHASE



A beautifully presented top-floor apartment combining generous proportions, modern interiors and gated allocated parking, ideally positioned for the amenities and transport links of Enfield Town.

Quietly positioned within the gated surroundings of Village Park Close, this immaculately presented top-floor apartment benefits from a share of freehold and offers a rare opportunity to purchase within one of the area's established and well-regarded residential developments.

Extending to approximately 69 sq. m, the property offers a well-balanced and practical layout. A 16ft lounge/diner provides a comfortable principal living space, complemented by a modern fitted kitchen with bespoke cabinetry and thoughtful detailing. There are two well-proportioned double bedrooms, with the principal bedroom benefiting from an en-suite shower room, alongside a separate modern bathroom.

Natural light is a consistent feature throughout, enhanced by the apartment's top-floor position. The gated development and allocated parking space further add to the convenience, security and ease of day-to-day living.

The property is held with a share of freehold, with an underlying lease of approximately 92 years. Ground rent is held at a peppercorn, while the service charge is currently understood to be approximately £1,200 per annum.

Village Park Close is conveniently positioned for local amenities, green spaces and transport links, with Enfield Town within easy reach. Enfield Town offers a broad selection of shops, cafés, restaurants and rail connections into London.

Tenure: Share of Freehold
Term Remaining: 92 years remaining
Service Charge: £1,200 a year
Ground Rent: Not Payable
Local Authority: London Borough of Enfield
Council Tax: E

Entrance
Via communal door, stairs to second floor, front door into hallway.

Inner Hallway
Laminate wood flooring, telephone entry system, coving to ceiling, storage cupboard housing: water cylinder and fuse box, radiator, doors to all rooms.

Lounge
Laminate wood flooring, coving to ceiling, spotlights to ceiling, double glazed windows to front and side aspect, two radiators.

Kitchen
Double glazed window to front aspect, tiled flooring, part-tiled walls, spotlights to ceiling, inset sink with mixer tap, cupboard housing: boiler, eye and base level units, integrated fridge/freezer, integrated washing machine, integrated dishwasher, fitted double electric oven, fitted gas hob with extractor over, coving to ceiling.

Bedroom One
Laminate wood flooring, spotlights to ceiling, radiator, fitted wardrobes, double glazed window to front aspect, door to en-suite.

En-Suite
Tiled walls, spotlights to ceiling, coving to ceiling, wash hand basin with mixer tap, walk-in shower cubicle with mains fed shower, low level WC, extractor fan, tiled flooring with underfloor heating.

Bedroom Two
Laminate wood flooring, radiator, double glazed window to side aspect, loft access.

Bathroom
Tiled flooring with underfloor heating, heated towel rail, coving to ceiling, spotlights to ceiling, low level WC, wash hand basin with mixer tap, panelled bath with mixer tap, shower attachment, extractor fan.

Exterior
Well managed and maintained spacious communal gardens at the back - ideal for picnics and sunbathing in the Summer. Definitely worth a look, there is a wooden gate on the left hand side of the building that is unlocked. Dedicated parking space for number 21, plus plenty of car park spare spaces for visitors when needed. Lock-up box for bike storage. Very quiet area in general, away from the main road, and a secure gated area with a natural feel with trees and foliage at front. Communal space and building are managed by the Village Park Close Management Company, the company is run by volunteers that live in the complex, so they are focused on keeping things well managed and costs under control. Share of Freehold - each flat owner has equal share.

Disclaimer
Viewings: In consideration of the current owner/occupants, please note:

a. Pets are not allowed to attend viewings.
b. Additional photos and/or filming of the property internally and externally is not permitted.
c. Loft access is not generally permitted unless express permission is















requested.

Anti-Money Laundering Regulations: Intending purchaser(s) will be charged up to £20+VAT each to digitally produce and verify identification and financial documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We are unable to proceed and/or remove a property from the market without this.

Availability: Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

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Second Floor

Approx. 63.8 sq. metres (686.3 sq. feet)



Total area: approx. 63.8 sq. metres (686.3 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Plan produced using PlanUp.

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EPC Rating C / Local Authority: London Borough of Enfield / Council Tax Band: E

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