www.kings-group.net

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

Dairy Close, Enfield, EN3 6PS

Offers In The Region Of £300,000

- Ready to Move Into and Chain-Free: Maintained to a high standard, offering a chain-free and hassle-free transition for homebuyers
- Recently Renovated Bathroom: Enjoy a fresh, modern, and pristine three-piece suite that requires absolutely no immediate work
- Excellent Investment Opportunity: Highly attractive to landlords with a projected monthly rental income of £1,750 to £1,850
- Superb Local Connectivity: Nestled in a quiet enclave while remaining incredibly close to Enfield's vibrant amenities, shops, and transport links
- Modern Upgrades: Situated on the second/top floor, and comes eqipped with underfloor heating
- Newly Fitted Kitchen: Cook in style with contemporary fixtures and finishes, perfect for both everyday meals and entertaining
- Bright & Airy Reception leading into Balcony: Flooded with natural light, creating a warm, welcoming space to relax or study
- Property details: Council Tax Band C & Brand new EPC Rating B
- Convenient Allocated Parking: Hassle-free resident parking available for an incredibly nominal charge of just ~£8 per annum
- Two Well-Proportioned Bedrooms: Ample, versatile space offering comfortable accommodation for professionals, a small family, or home workers

KINGS GROUP are delighted to present this beautifully refurbished two-bedroom top-floor apartment, perfectly positioned within the peaceful surroundings of Dairy Close, Enfield. Set within a well-maintained purpose-built development on a private road, this exceptional home combines modern finishes with a tranquil setting, making it an ideal purchase for both owner-occupiers and investors.

Finished to an excellent standard throughout, the property is ready to move straight into. The bright and spacious reception room provides the perfect space for relaxing or entertaining, while the two generously sized bedrooms offer comfortable and versatile accommodation.

The apartment benefits from a newly fitted contemporary kitchen, complete with stylish units and modern finishes, together with a brand-new bathroom suite, creating a sleek and elegant living environment. Additional improvements include a new gas boiler and double-glazed windows, ensuring excellent energy efficiency and year-round comfort.

This property represents an outstanding opportunity for first-time buyers, those looking to downsize, or buy-to-let investors. With an estimated rental income of £1,750–£1,850 per calendar month, it offers an attractive yield in a sought-after location. Further benefits include allocated parking, available for a nominal annual charge of approximately £8.

Leasehold 111 years
Built circa 2012

SC circa £2700
GR £300

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, Simplify, 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 £54 for this (for the transaction not per person), payable direct to Simplify. Please note, we are unable to issue a memorandum of sale until the checks are complete.

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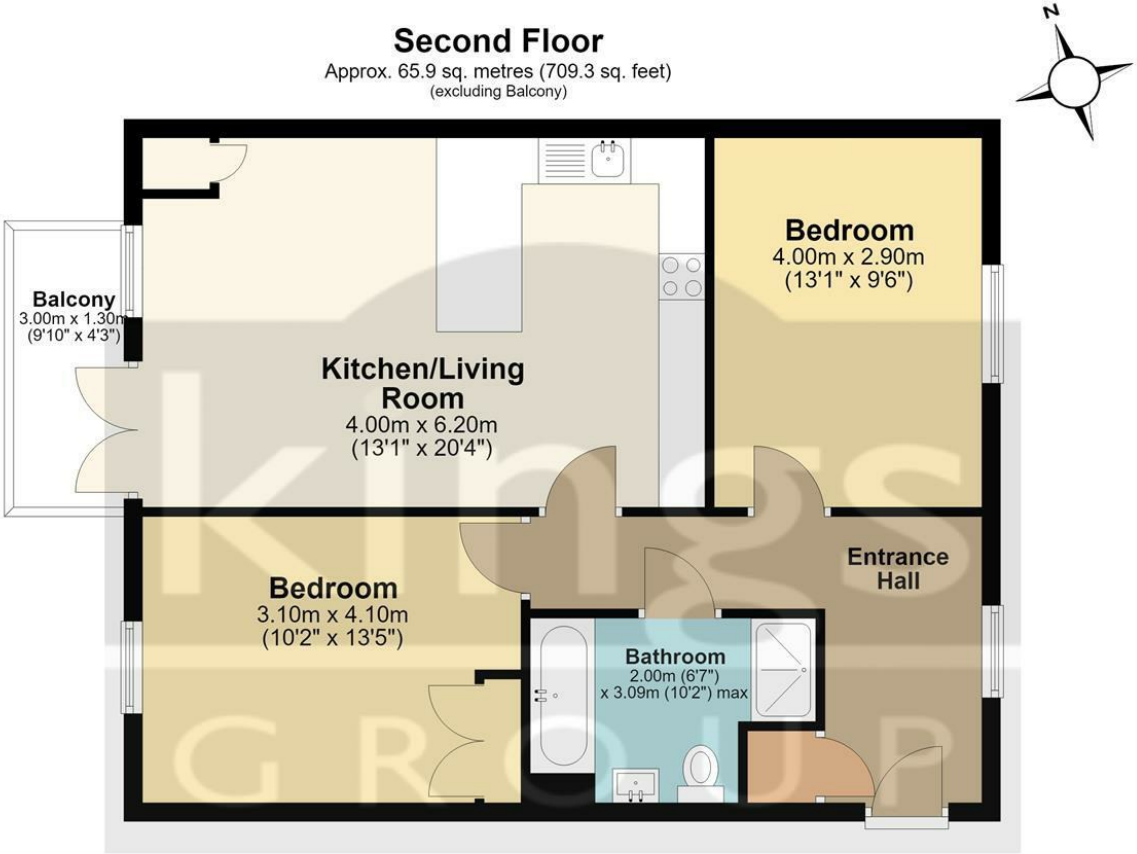
Second Floor

Approx. 65.9 sq. metres (709.3 sq. feet)
(excluding Balcony)



Total area: approx. 65.9 sq. metres (709.3 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative purposes only and no responsibility for any error, ommison or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

Lovett Court