



Watkin Mews | Enfield | EN3 6LS

Offers Over £180,000

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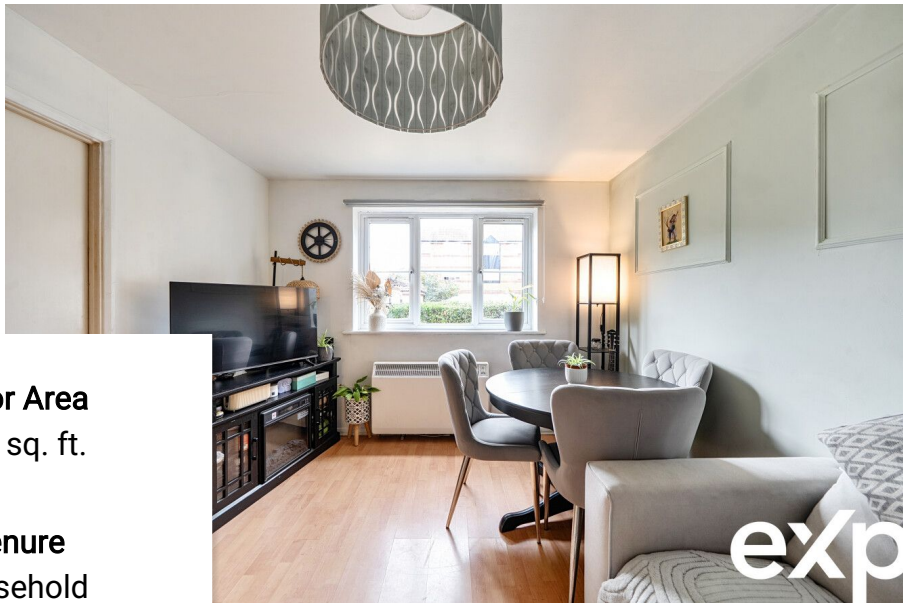
Offered to the market with no onward chain and a long lease, this well-appointed ground-floor apartment presents an excellent opportunity for both first-time buyers and investors alike.

Providing 39 sqm (420 sqft) of internal living accommodation, this one-bedroom home offers comfortable and practical living space, ideally suited to a single occupier or couple. Importantly, this is not a studio apartment, but a properly arranged one-bedroom property with clearly defined living accommodation.

Whilst the property would benefit from some minor modernisation, it is clean, well-maintained and has been cared for by the current owners for the past eight years. It is also entirely ready for immediate occupation or letting, providing landlords with the opportunity to generate income from day one. Residents of Watkin Mews also benefit from well-maintained communal areas, with the corridors having recently been redecorated, together with ample communal parking.



From an investment perspective, comparable properties in the area are achieving rental values in the region of £1,350 per calendar month, representing a net yield of circa 7.5%, making this an attractive buy-to-let opportunity.



Floor Area
419 sq. ft.

Tenure
Leasehold

Service Charge
£2466.6 per annum

Ground Rent
£200 per annum

