



Bren Court, EN3 6WF
Enfield





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KINGS GROUP offer a charming CHAIN FREE ground-floor property located in the desirable Enfield Island Village. This purpose-built flat boasts a spacious 640 sq ft of living space.

Upon entering, you are greeted by a welcoming reception room, ideal for entertaining guests. The property features two well-appointed bedrooms and two bathrooms, providing ample space for a small family, guests, or even a home office.

Situated in a private estate with a parking area for local residents, this property not only offers security but also a sense of community. The inclusion of water in the service charge adds to the convenience of living here, making budgeting a little easier.

Conveniently located near Enfield Lock, Brimsdown, and Waltham Cross stations, commuting to London for work or leisure is a breeze. Additionally, the property benefits from its own estate shopping area, providing easy access to daily essentials without the need to travel far.

Leasehold 162 years
Service Charge £2,516
Estate Charge £300

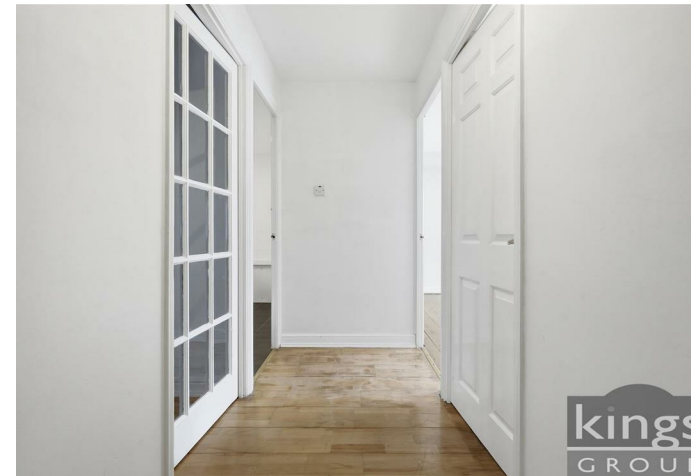
Ground Rent £0

Please note the service charge includes Water, Buildings Insurance, and Reserves/Sinking Funds.

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,

Offers In The Region Of £269,995



- Ground-floor layout with 640 sq ft of living space;
- Two well-appointed bedrooms and two bathrooms;
- Water included in the service charge;
- Local shopping area and gym on the estate;
- Offered chain-free for ease of conveyancing and move in; and
- Welcoming reception room and lovely lounge area;
- Private estate setting with parking;
- Near stations: Enfield Lock, Brimsdown, and Waltham Cross;
- Easy commuting access to London;
- Council Tax Band D and EPC Rating C (valid until July 2029)





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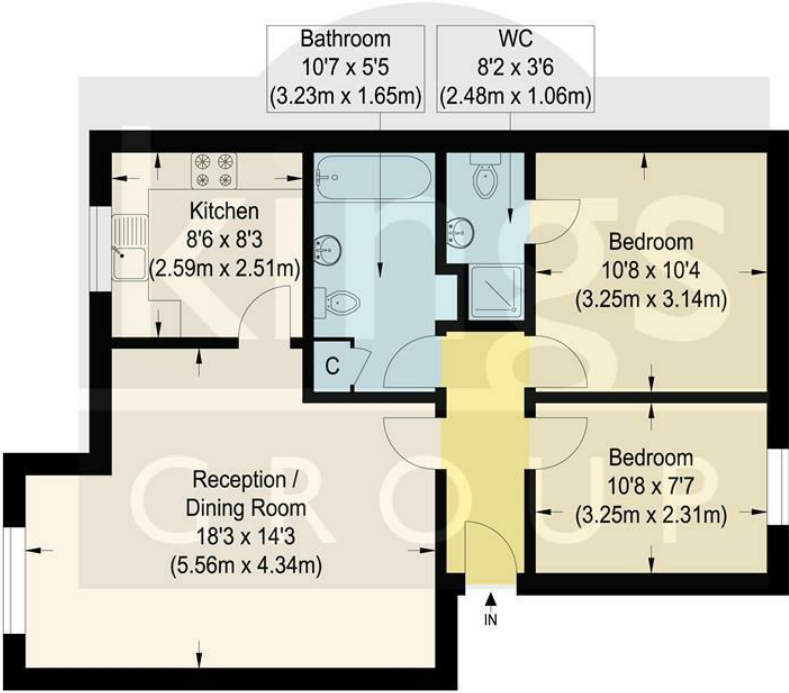
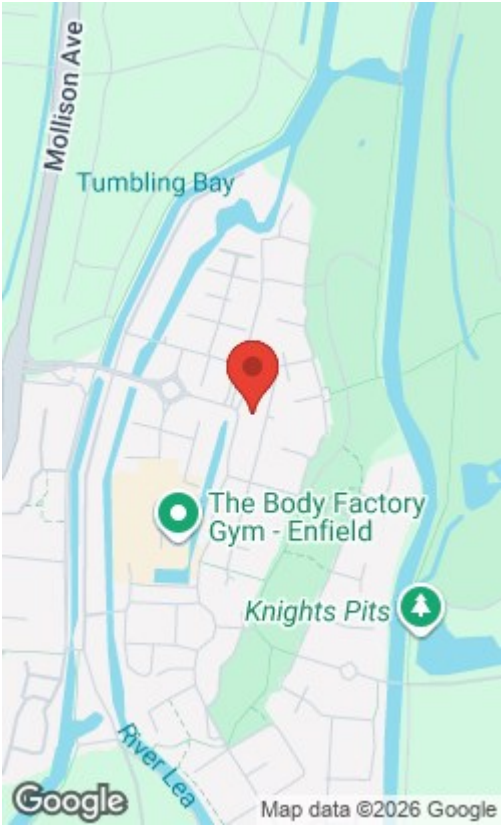
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(29-54) E			(29-54) E		
(21-28) F			(21-28) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Ground Floor

Bren Court

Approximate Gross Internal Floor Area : 59.50 sq m / 640.45 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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