

# Velocity Way, EN3

PAUL BERG  
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£220,000  
Leasehold

## Ideal First Home – Modern, Secure & Chain-Free, One Bedroom First-Floor Apartment, Perfect for First-Time Buyers

Situated in a secure, well-maintained development near Enfield Lock, this first-floor home provides a practical, low-maintenance lifestyle. The open-plan kitchen and living space is well laid out, with integrated appliances and a calm, comfortable feel. A contemporary bathroom and generous storage throughout help keep daily routines simple and organised.

Additional features include uPVC double glazing, gas central heating, and an allocated parking space, combining convenience with comfort.

Excellent transport links make commuting straightforward. Enfield Lock station is just a short walk away, offering direct access into central London. The A10 and M25 are also within easy reach, connecting you quickly to surrounding areas.

Offered chain-free, this home is ready when you are. It's not only a great place to live, but also a smart long-term investment.

Interested? Arrange a viewing and see if this could be the right first move for you.



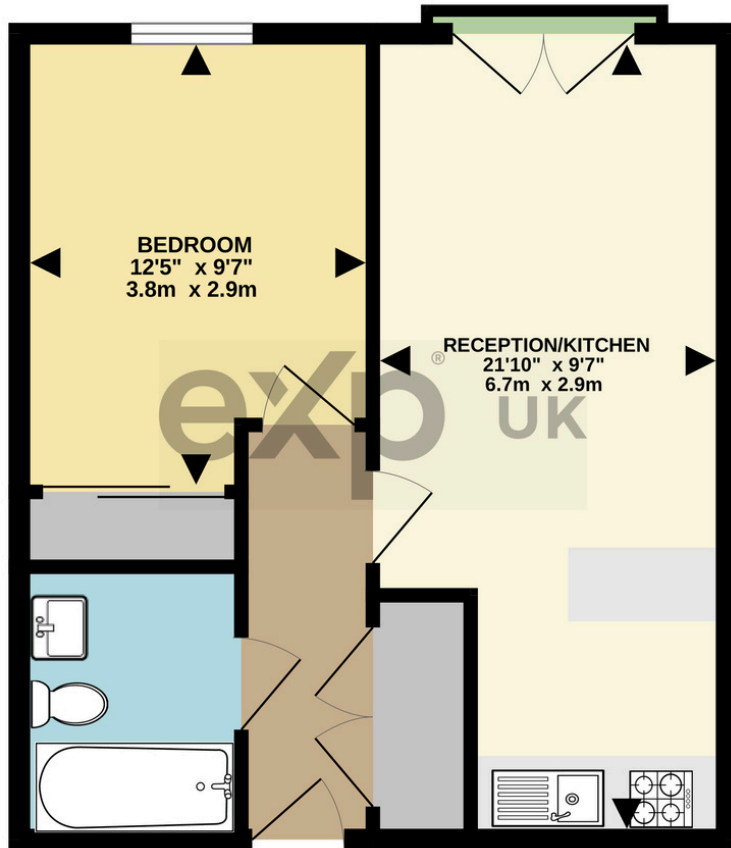


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FIRST FLOOR  
419 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 419 sq.ft. (39.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart

Tenure: Leasehold - 980 years remaining

Service Charge: £1,341.27 per annum

Ground Rent: £380.00 per annum

Local Authority: London Borough of Enfield

Council Tax: Band B: £1,606.00 per annum

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