



www.kings-group.net

25 Silver Street
Enfield Town EN1 3EF
Tel: 0208 364 4118

Village Road, Enfield, EN1 2DJ
Offers In The Region Of £259,950

KINGS GROUP Enfield Town are delighted to present this well-presented TWO BEDROOM ground floor retirement flat, ideally suited for residents AGED FOR 55 AND OVER . Perfectly positioned on one of Bush Hill Park's most prestigious tree-lined residential roads, this charming property offers comfort, convenience, and a peaceful setting. This property is offered to the market CHAIN FREE making it an ideal opportunity for those seeking a ready to move into home within a welcoming community.

Conveniently located, the property provides easy access to local shops and amenities, including Enfield Town Centre, while excellent transport links are within close proximity with Enfield Town Station (0.4 miles) and Bush Hill Park Station (0.4 miles) both nearby, alongside local bus routes.

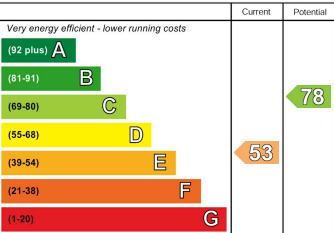
The accommodation comprises a spacious living room with direct access to a patio area and the beautifully maintained communal gardens, a fitted kitchen, two well proportioned bedrooms, and a three piece shower room. Ample storage space is available throughout, ensuring practicality and ease of living.

Additional benefits include residents' parking, an on site warden, and an emergency pull cord system providing peace of mind.

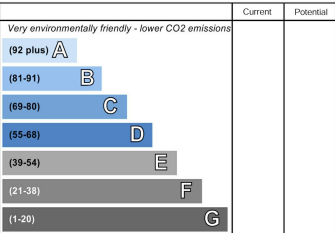
Over 55s only
Council Tax Band D
EPC Rating E
Service Charge 24/25 £297 PCM
Ground Rent Peppercorn
Flood Risk "Low"



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

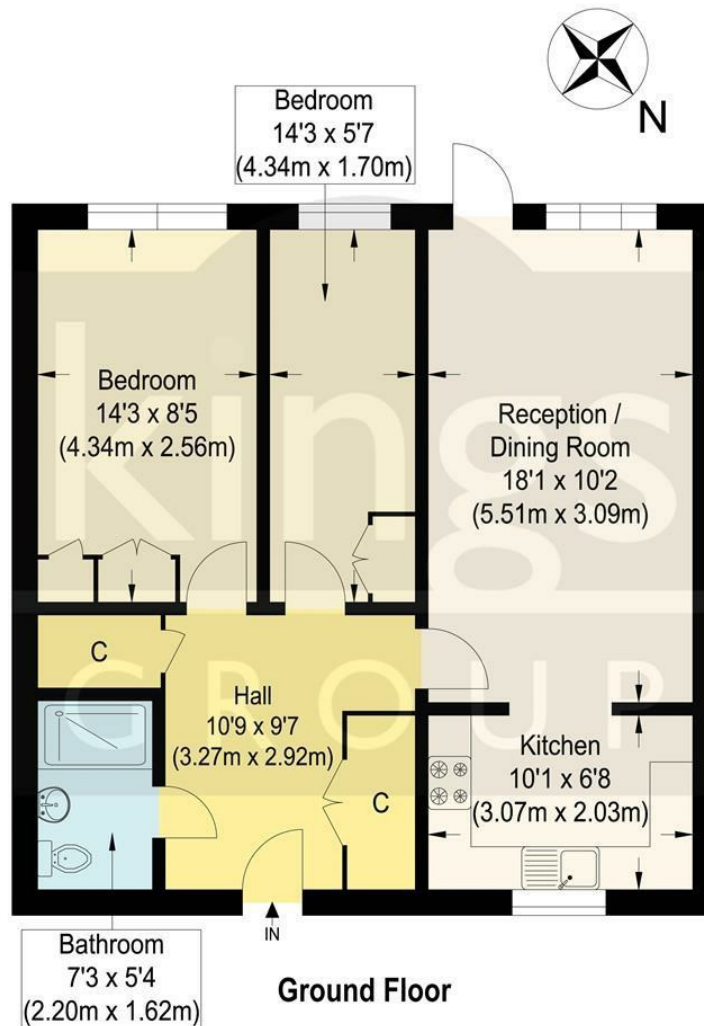


Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC
		









Ground Floor Grassmere Court

Approximate Gross Internal Floor Area : 58.80 sq m / 632.91 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

