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Celadon Close, Enfield, EN3 7RJ  
Guide Price £220,000

- Nfopp accredited agents & ceMAP mortgage advisors
- Allocated off-street parking space
- Chain-free sale (no related purchase)
- Strong rental potential of £1,300 PCM
- EPC Rating C & Council Tax Band B

Guide Price £220,000 - £230,000

Kings Group - Enfield Highway offer in the desirable area of Celadon Close, Enfield, this charming one-bedroom newly extended lease flat presenting an excellent opportunity for both first-time buyers and investors alike. Spanning an inviting 474 square feet, this purpose-built flat is situated on the first floor, offering a comfortable and well-designed living space.

The property features a spacious reception room, perfect for relaxation or entertaining guests. The bedroom is well-proportioned, providing a peaceful retreat at the end of the day. The flat also includes a modern bathroom, ensuring convenience and comfort for its occupants. The property is close situated to Brimsdown station serving Tottenham Hale & Liverpool Street circa 25 mins away.

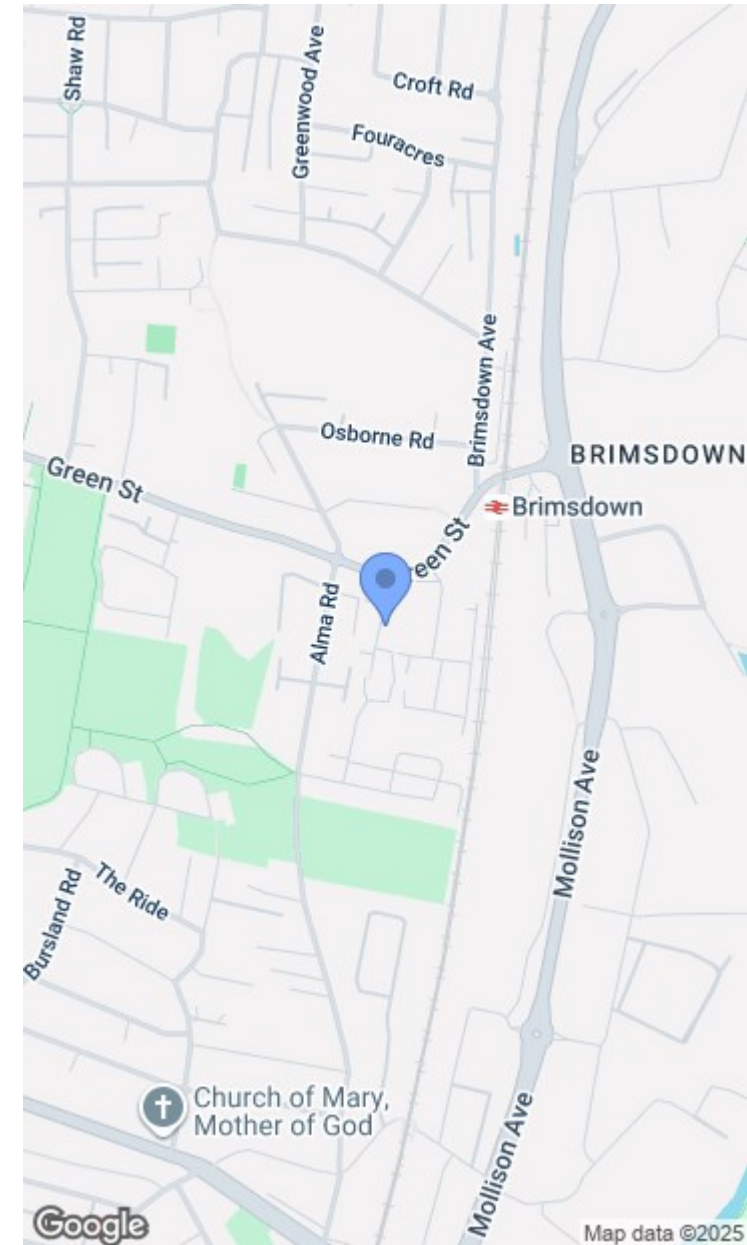
One of the standout features of this property is the impressive lease, boasting over 150 years remaining, which provides peace of mind for future ownership. Additionally, the flat comes with a designated parking space, a valuable asset in this bustling area. The service charges are fair, and there is no ground rent, making this property an attractive option for those looking to manage their expenses effectively.

Leasehold Term 152 Years  
 Service Charges PA £1,817.76  
 Ground Rent £10 PA  
 Council Band B  
 EPC Band C

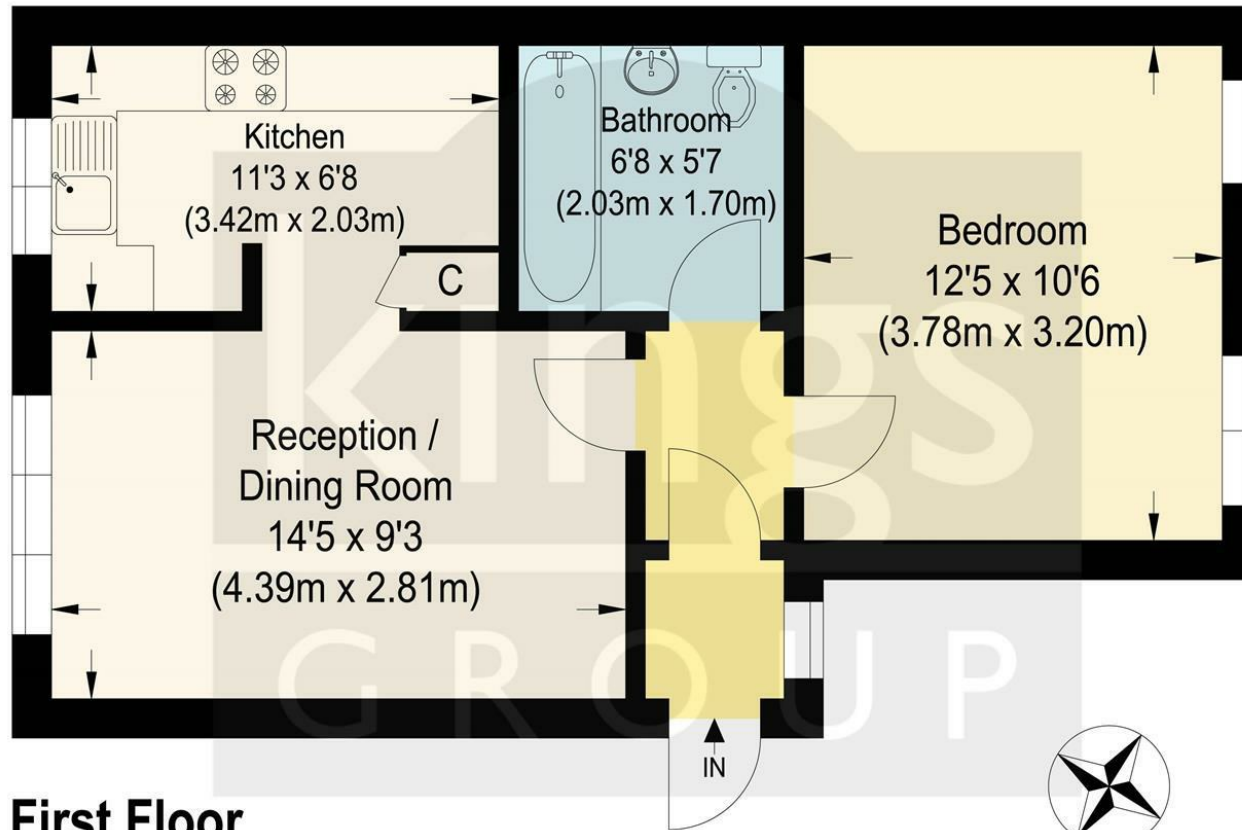
- Close proximity to Brimsdown station serving Liverpool Street in circa 25 mins
- Modern, well maintained interior - ready to move into
- Long leasehold with over 150 years' unexpired
- Quiet cul-de-sac location and close to shops, parks, and canal walks
- Low ground rent (£10 PA) & reasonable service charge

#### 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, Lifetime Legal, 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 £60 for this (for the transaction not per person), payable direct to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.







**First Floor**

## Celadon Close

Approximate Gross Internal Floor Area : 40.60 sq m / 437.01 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

