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186 Hertford Road  
Enfield Highway EN3 5AZ  
Tel: 020 8805 5959

Alma Road, Enfield, EN3 4GD  
Offers In Excess Of £275,000



- Nfopp accredited agents & ceMAP mortgage advisors
- Low service charge & ground rent
- Potential rental value of £1,500 PCM
- Secure entry system
- New home warranty with 5 years remaining

KINGS GROUP offer on Alma Road in Enfield, this chain-free charming one-bedroom flat presenting a perfect blend of modern living and convenience. Situated on the first floor of a purpose-built building completed in 2020, this property boasts a generous 538 square feet of well-designed space.

The flat features a welcoming reception room that provides an ideal setting for relaxation or entertaining guests. The bedroom is spacious and comfortable, ensuring a peaceful retreat at the end of the day. The bathroom is well-appointed, catering to all your needs with ease.

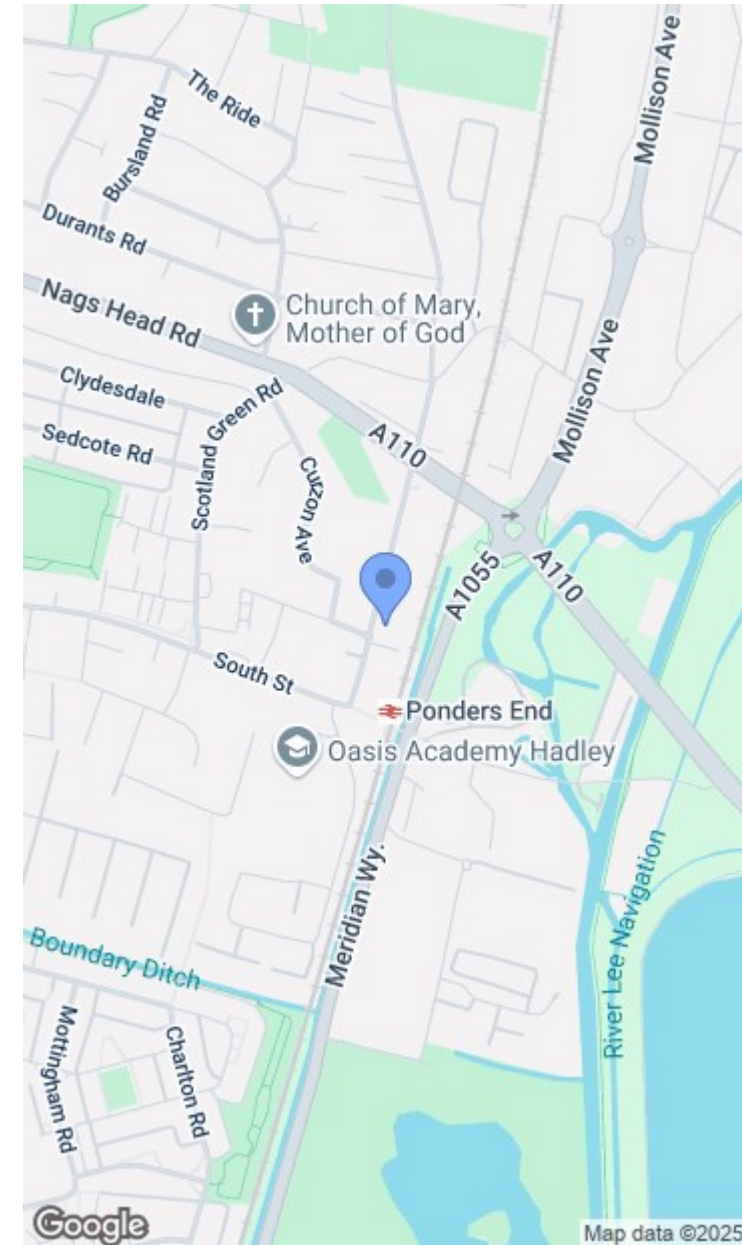
Constructed by the reputable Countryside Developers, this property is in excellent condition, reflecting contemporary standards and aesthetics. With electric heating and cooking, you will enjoy the benefits of low maintenance and energy efficiency, making it an economical choice for modern living.

The flat is ideally located near Ponders End and Southbury train stations, providing easy access to Tottenham Hale and London City. This makes it an excellent option for commuters or anyone looking to explore the vibrant offerings of the capital.

With a long lease in place, this property presents a fantastic opportunity for first-time buyers or investors seeking a low-maintenance flat in a desirable area.

Leasehold Term 120 Years  
 Potential Rental Value £1,500 PCM  
 Service Charge PA £1,505.64  
 Council Band C  
 EPC Band B

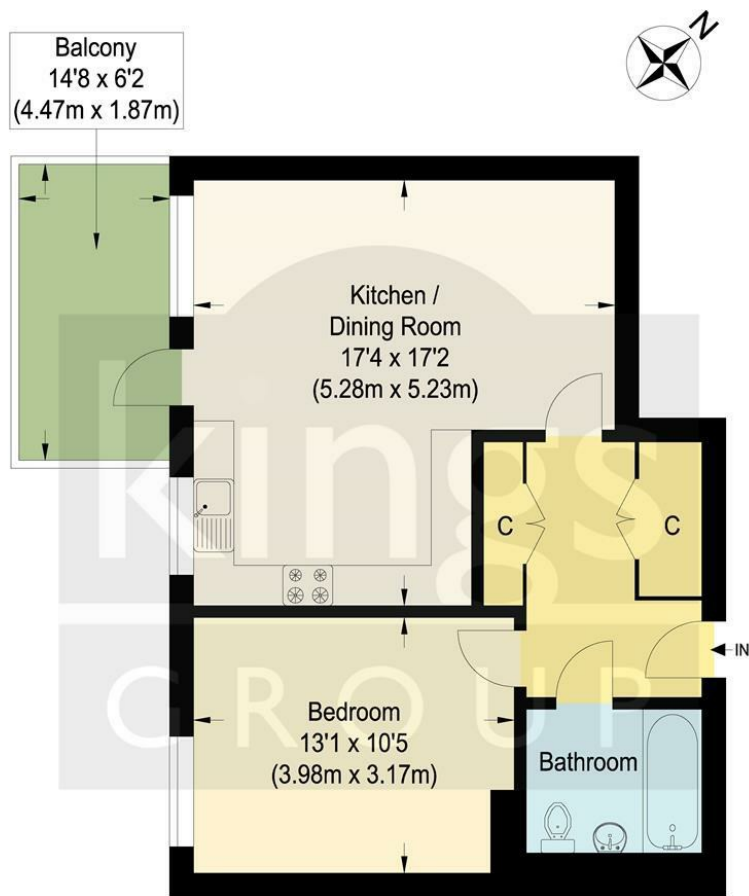
- 120 years lease term and sold chain-free
- Council Band C & EPC Band B
- Situated on the first floor
- Proximity to Ponders End & Southbury train stations
- Great access into Tottenham Hale & London city











## Second Floor

### Alma Road

Approximate Gross Internal Floor Area : 50.76 sq m / 546.37 sq ft

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

