



Celadon Close, EN3 7RJ
Enfield





kings
GROUP

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KINGS GROUP offer in the desirable area of Celadon Close, Enfield, this charming one-bedroom 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.

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.

Leasehold Term 152 Years

Offers In The Region Of £230,000



- Nfopp accredited agents & ceMAP mortgage advisors
- Allocated off-street parking space
- Chain-free sale
- Strong rental potential of £1,300 PCM
- EPC Rating C & Council Tax Band B

- 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

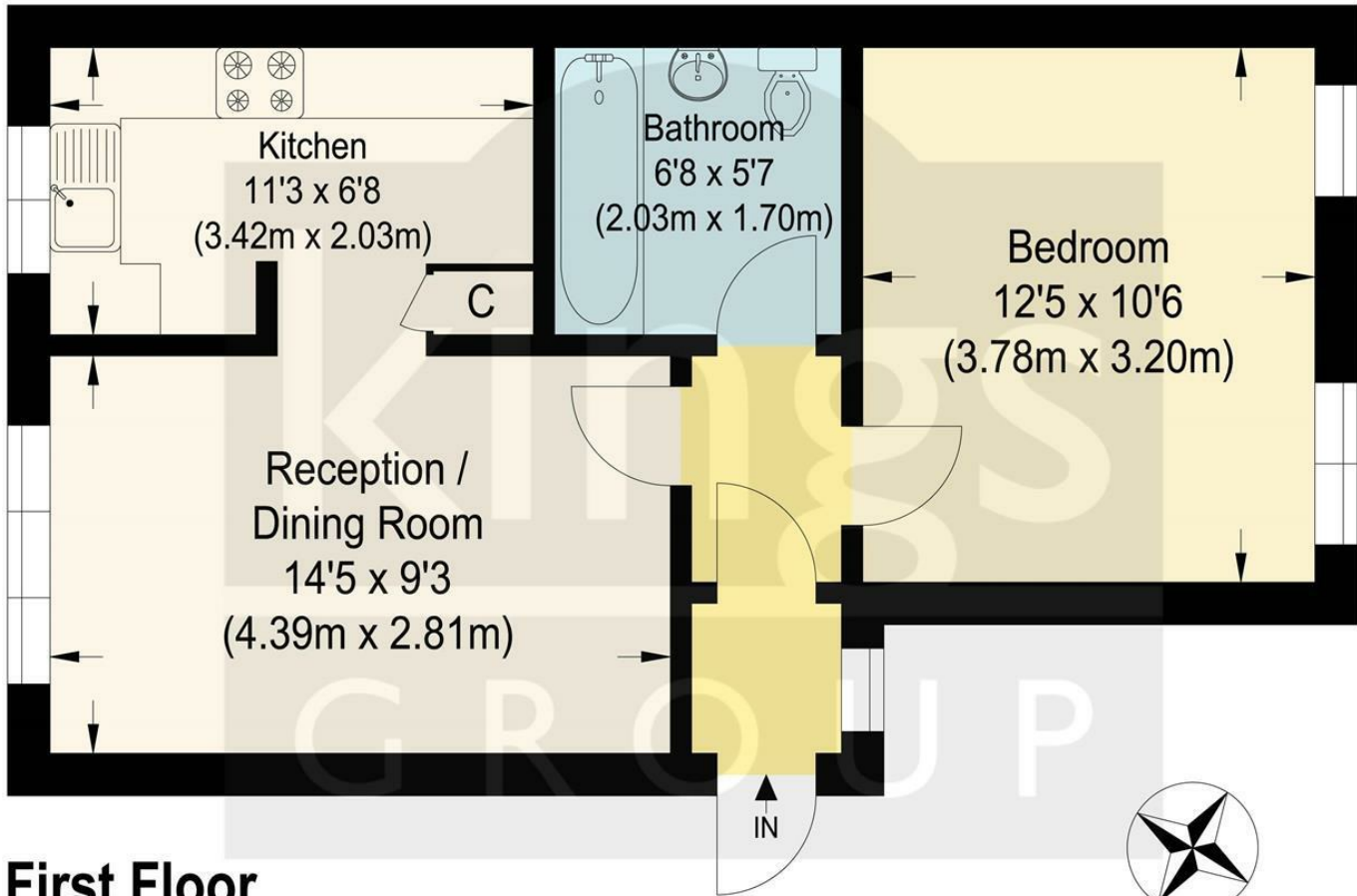
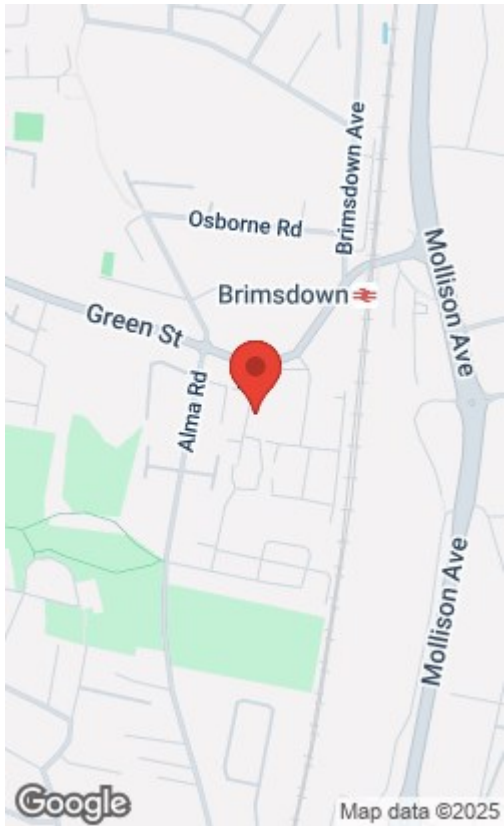








Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-40) 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		



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.

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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