



Dairy Close, EN3 6PS
Enfield



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KINGS GROUP are delighted to present this beautifully refurbished two-bedroom top-floor apartment, perfectly positioned within the peaceful surroundings of Dairy Close, Enfield. Set within a well-maintained purpose-built development on a private road, this exceptional home combines modern finishes with a tranquil setting, making it an ideal purchase for both owner-occupiers and investors.

Finished to an excellent standard throughout, the property is ready to move straight into. The bright and spacious reception room provides the perfect space for relaxing or entertaining, while the two generously sized bedrooms offer comfortable and versatile accommodation.

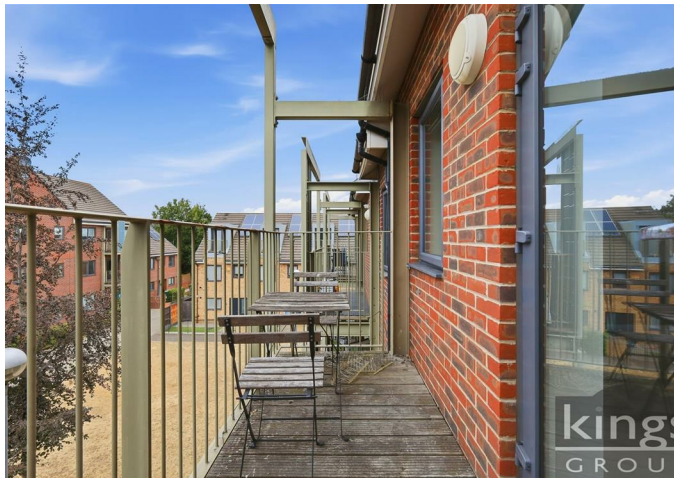
The apartment benefits from a newly fitted contemporary kitchen, complete with stylish units and modern finishes, together with a brand-new bathroom suite, creating a sleek and elegant living environment. Additional improvements include a new gas boiler and double-glazed windows, ensuring excellent energy efficiency and year-round comfort.

This property represents an outstanding opportunity for first-time buyers, those looking to downsize, or buy-to-let investors. With an estimated rental income of £1,750–£1,850 per calendar month, it offers an attractive yield in a sought-after location.

Further benefits include allocated parking, available for a nominal annual charge of approximately £8, adding to the convenience of this superb home.

Located within easy reach of local shops, schools, transport links and green open spaces, this stylish apartment offers a fantastic balance of peaceful living and everyday convenience.

Offers In The Region Of £300,000



- **Ready to Move Into and Chain-Free:** Maintained to a high standard, offering a chain-free and hassle-free transition for homebuyers
- **Recently Renovated Bathroom:** Enjoy a fresh, modern, and pristine three-piece suite that requires absolutely no immediate work
- **Excellent Investment Opportunity:** Highly attractive to landlords with a projected monthly rental income of £1,750 to £1,850
- **Superb Local Connectivity:** Nestled in a quiet enclave while remaining incredibly close to Enfield's vibrant amenities, shops, and transport links
- **Newly Fitted Kitchen:** Cook in style with contemporary fixtures and finishes, perfect for both everyday meals and entertaining
- **Bright & Airy Reception** leading into Balcony: Flooded with natural light, creating a warm, welcoming space to relax or study
- **Property details:** Council Tax Band C & Brand new EPC Rating to follow shortly
- **Convenient Allocated Parking:** Hassle-free resident parking available for an incredibly nominal charge of just ~£8 per annum



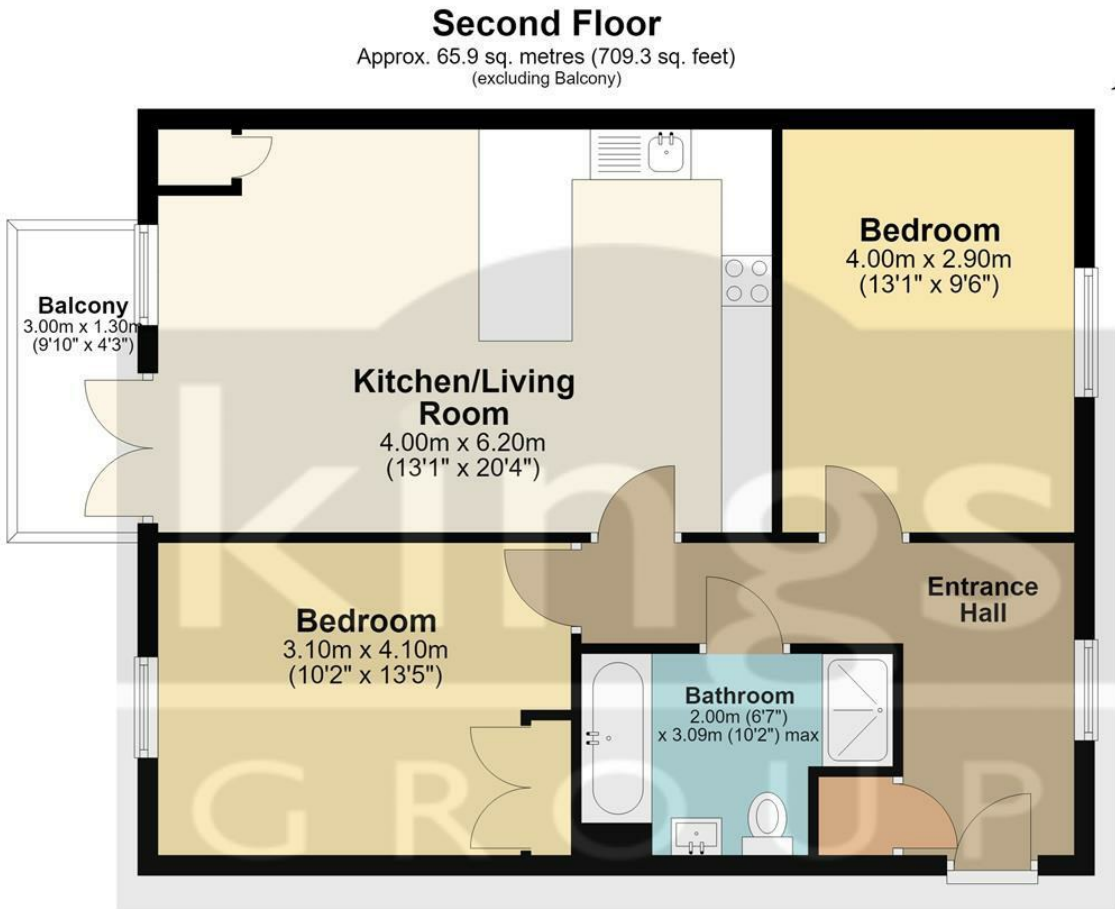


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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) 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		



Total area: approx. 65.9 sq. metres (709.3 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
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Plan produced using PlanUp.

Lovett Court

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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