Flat 13 451 Southbury Road, Enfield Highway

Offers In The Region Of £230,000 Leasehold

kings GROUP

Flat 13 451 Southbury Road, Enfield Highway

186 Hertford Road, Enfield Highway,
Middlesex, EN3 5AZ

020 8805 5959
www.kings-group.net

- One Double Bedroom Apartment
- 111 Years Left on the Lease
- Communal Grounds , Gardens & Allocated Parking
- Situated within the Ponders End Location
- Close Proximity to all local Shops & Amenities
- Modern Fitted Kitchen
- Large Wrap Around Balcony
- Direct Access into London Liverpool Street Via Southbury Station
- Direct Access into the Gym Below (Membership Required)

KINGS GROUP are delighted to offer this ONE DOUBLE BEDROOM Apartment to the market. This rare addition to the market is situated in the sought after PONDERS END LOCATION and is a stone throw from local SHOPS & AMENITIES including Southbury Train Station which has direct access into LONDON LIVERPOOL STREET. Benefiting from Spacious Lounge/ Dining Room, Modern Fitted Kitchen, LARGE WRAP AROUND BALCONY. This well presented property would make an ideal FIRST TIME BUY or equally a Buy to Let Opportunity with potential rental income of £14,500-£15,000PA.

Lease 110 Years
Service Charge £2,040.00 PA
Ground Rent £100 PA
Council Band B
EPC Rating C

FRONT DOOR LEADING TO:

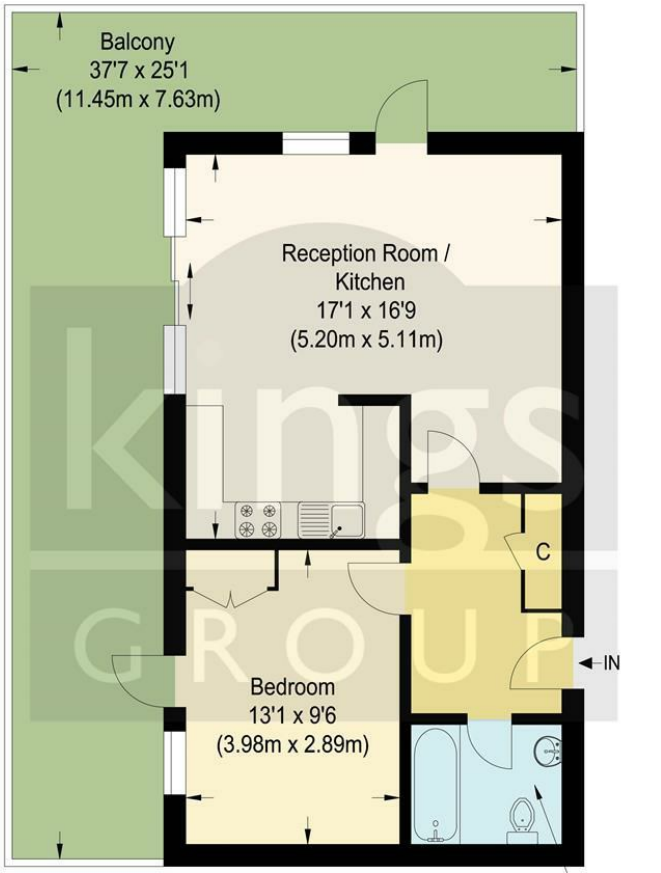
ENTRANCE HALLWAY
With laminate flooring, radiator, storage cupboard

RECEPTION ROOM / KITCHEN 17'1" x 16'9" (5.21m x 5.11m)
With laminate flooring in reception area, tiled flooring in kitchen area, spotlights, radiator, power points, integrated cooker with gas hob, hood extractor fan, sink with drainer unit and mixer tap, wall and base units, doors leading to balcony area

BEDROOM 13'1" x 9'6" (3.99m x 2.90m)
With window and door to side aspect, carpeted flooring, radiator, power points,

BATHROOM 6'9" x 5'4" (2.06m x 1.63m)
With panel enclosed bah with shower attachment, pedestal wash basin, part tiled walls, low level WC,

BALCONY 37'7" x 25'1" (11.46m x 7.65m)
Mainly paved, shed



Approximate Gross Internal Floor Area : 47.40 sq m / 510.20 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

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