kings GROUP

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186 Hertford Road
Enfield EN3 5AZ
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Poppy Drive, Enfield, EN3 4FE

Offers In Excess Of £215,000

- Modern One-Bedroom First Floor Apartment (Built 2011)
- Located Within a Sought-After Private Estate on Poppy Drive
- Contemporary Bathroom and Well-Proportioned Double Bedroom
- Advanced Ventilation System with Boost Function Throughout
- Allocated Private Parking Bay Included
- Private Balcony Ideal for Outdoor Relaxation
- Spacious 506 sq ft Layout with Bright Reception Room
- Gas Central Heating & Double Glazing for Year-Round Comfort
- Secure Entry System with Two-Way Audio and CCTV
- Excellent Investment Opportunity with Approx. £1,400 PCM Rental Potential

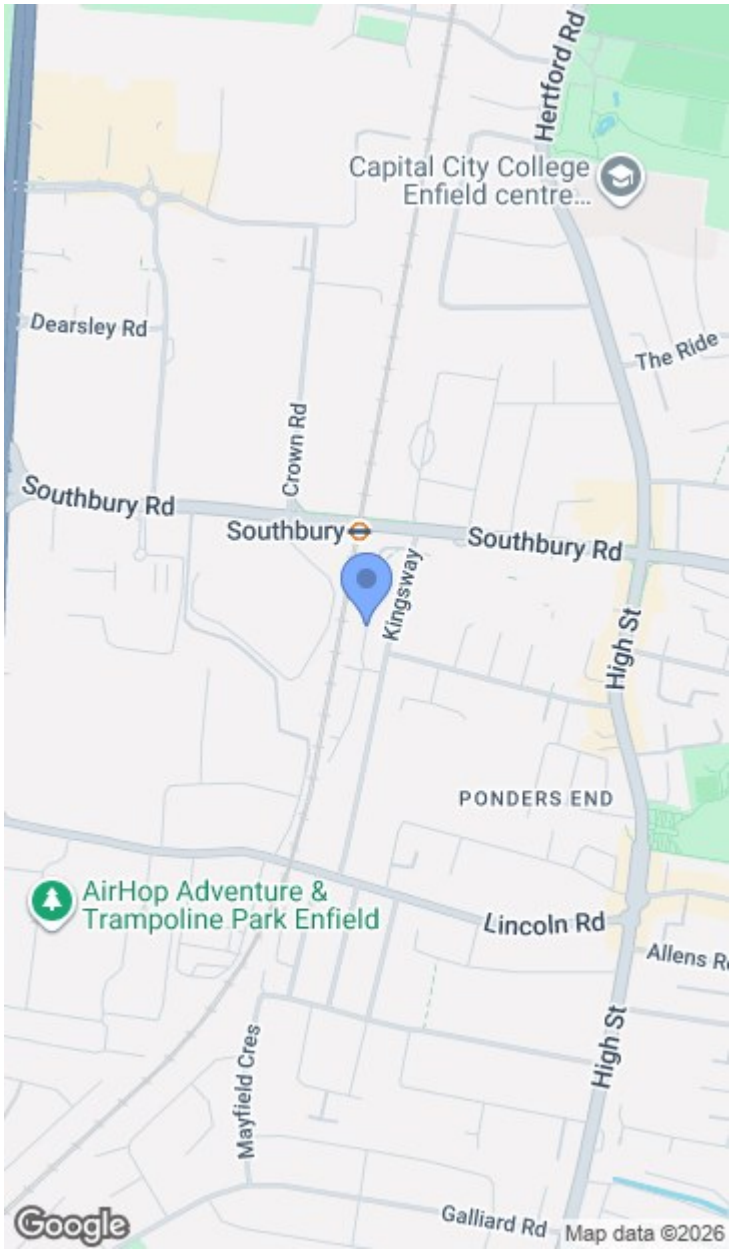
KINGS GROUP offer in the desirable area of Poppy Drive, Enfield, this charming one-bedroom flat presenting a perfect blend of modern living and convenience. Built in 2011, this purpose-built property spans an impressive 506 square feet, providing ample space for comfortable living. Situated on the first floor of a private estate, the flat boasts a delightful outdoor balcony, ideal for enjoying a morning coffee or unwinding after a long day.

The interior features a well-appointed reception room that welcomes natural light, creating a warm and inviting atmosphere. The flat includes a spacious bedroom and a contemporary bathroom, ensuring all your needs are met. With gas central heating and double-glazed windows, you can enjoy a cosy environment year-round. The property is equipped with a sophisticated ventilation system that connects all rooms, complete with a booster button for added comfort.

Security is paramount, with a secure entry system featuring two-way audio and cameras, managed by a reputable service. Additionally, the property comes with a private appointed parking bay, providing convenience for residents and guests alike.

With a potential rental income of £1,400 per calendar month, this flat presents an excellent investment opportunity. Its prime location offers easy access to Southbury and Enfield Town stations, which serve London City, as well as a variety of local amenities. This property is perfect for first-time buyers or investors seeking a modern, secure, and well-located home.

109 Years' Leasehold
Service charge PA £1980
Ground rent PA £100
Council tax band B
EPC rating C
Potential rental value of £1400 PCM
Allocated Parking



Russell Hobbs

First Floor

Approx. 46.0 sq. metres (495.6 sq. feet)
(excluding Balcony)

Total area: approx. 46.0 sq. metres (495.6 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative purposes only and no responsibility for any error, ommison 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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Poppy Drive