



www.kings-group.net

186 Hertford Road
Enfield EN3 5AZ
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Bren Court, Enfield, EN3 6WF
Offers In The Region Of £269,995

- Ground-floor layout with 640 sq ft of living space;
- Two well-appointed bedrooms and two bathrooms;
- Water included in the service charge;
- Local shopping area and gym on the estate;
- Offered chain-free for ease of conveyancing and move in; and

KINGS GROUP offer a charming CHAIN FREE ground-floor property located in the desirable Enfield Island Village. This purpose-built flat boasts a spacious 640 sq ft of living space. Upon entering, you are greeted by a welcoming reception room, ideal for entertaining guests. The property features two well-appointed bedrooms and two bathrooms, providing ample space for a small family, guests, or even a home office.

Situated in a private estate with a parking area for local residents, this property not only offers security but also a sense of community. The inclusion of water in the service charge adds to the convenience of living here, making budgeting a little easier.

Conveniently located near Enfield Lock, Brimsdown, and Waltham Cross stations, commuting to London for work or leisure is a breeze. Additionally, the property benefits from its own estate shopping area, providing easy access to daily essentials without the need to travel far.

Leasehold 162 years
Service Charge £2,516
Estate Charge £300
Ground Rent £0

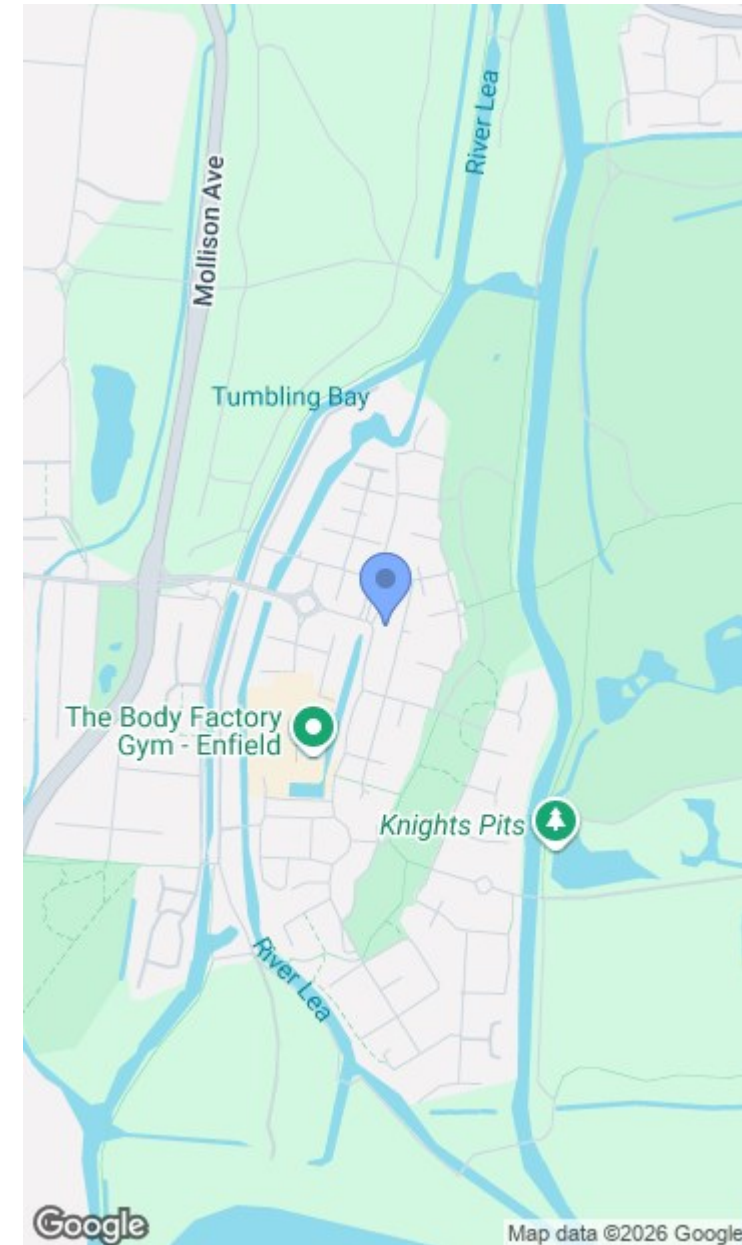
Please note the service charge includes Water, Buildings Insurance, and Reserves/Sinking Funds.

BUYERS INFORMATION

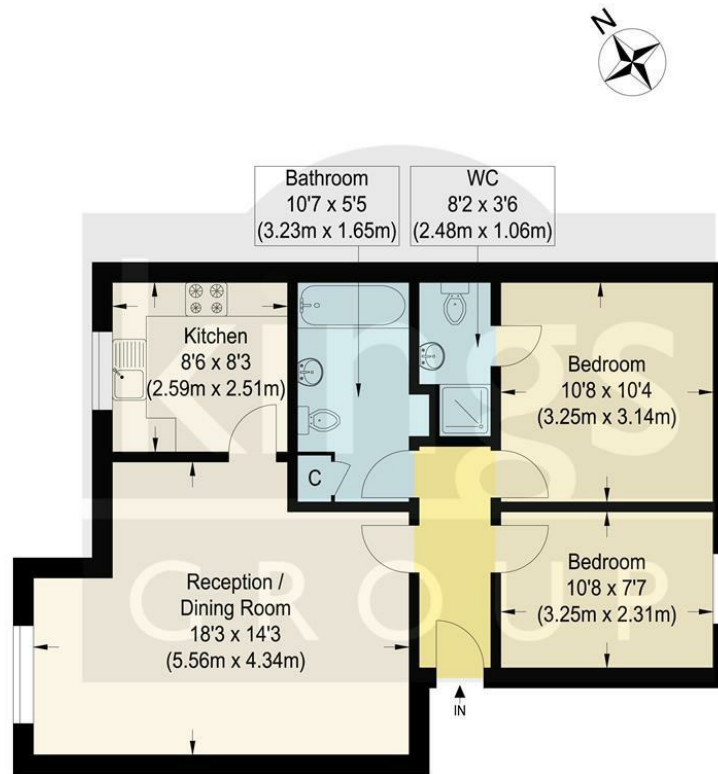
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Simplify, who will contact

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 £54 for this (for the transaction not per person), payable direct to Simplify. Please note, we are unable to issue a memorandum of sale until the checks are complete.

- Welcoming reception room and lovely lounge area;
- Private estate setting with parking;
- Near stations: Enfield Lock, Brimsdown, and Waltham Cross;
- Easy commuting access to London;
- Council Tax Band D and EPC Rating C (valid until July 2029)







Ground Floor

Bren Court

Approximate Gross Internal Floor Area : 59.50 sq m / 640.45 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

