



www.kings-group.net

186 Hertford Road
Enfield EN3 5AZ
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1 Velocity Way, Enfield, EN3 7FE
Offers In Excess Of £285,000

- NFOPP accredited agency & ceMAP mortgage advisors
- Allocated parking bay via undercover secure electric gated entrance
- Building originally constructed circa 20 years' ago to date
- Secure entry system with two-way speaker and cameras
- Potential rental value of £1750-£1800 PCM

****Guide Price £285,000 - £295,000**** KINGS GROUP offer in the heart of Enfield, London, this charming two-bedroom flat at 1 Velocity Way presenting a perfect blend of comfort and security. Spanning an impressive 657 square feet, this purpose-built residence is situated within a private gated development, ensuring peace of mind for its residents.

The flat features a well-appointed bathroom and two spacious bedrooms, making it an ideal choice for couples, small families, or professionals seeking a modern living space. The property benefits from a secure entry system, complete with a two-way speaker and cameras, enhancing the safety of the community.

One of the standout features of this property is the allocated parking bay, accessible via an undercover secure electric gated entrance, providing convenience and ease for those with vehicles. The building, constructed approximately 20 years ago, has been well-maintained, with a new boiler installed just a year ago, ensuring efficient heating and hot water.

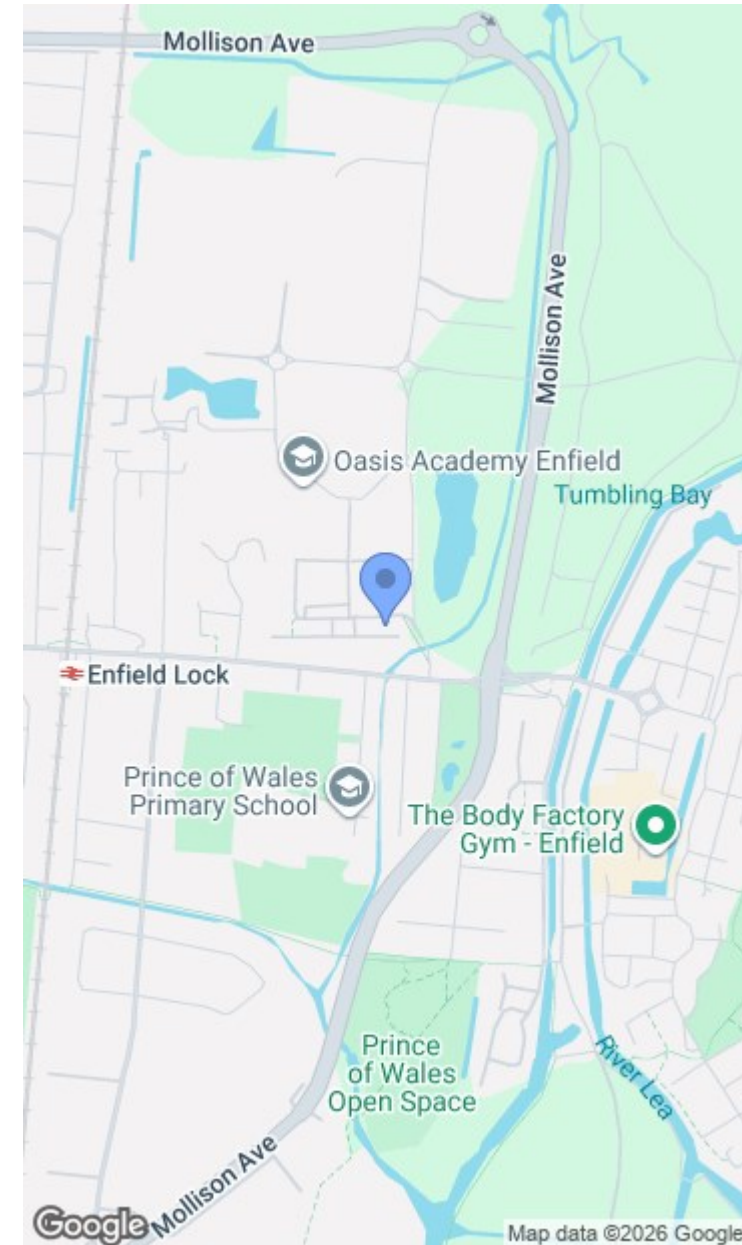
With over 900 years remaining on the lease, this flat presents a sound investment opportunity, whether for personal residence or rental purposes. The potential rental value ranges from £1,750 to £1,800 per calendar month, making it an attractive option for investors. Additionally, the property falls under Council Tax Band C, which is reasonable for the area.

Leasehold 978 years
Council Tax Band C
New EPC Rating C

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.

- Spectacular two-bedroom ground-floor home in Enfield London
- New boiler circa 1 year since installation
- Private gated development and residents' car park
- Over 900 years' remaining on the lease
- Council Tax Band C & New EPC Rating C





Ground Floor

Approx. 60.0 sq. metres (645.8 sq. feet)



Total area: approx. 60.0 sq. metres (645.8 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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Faraday House



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