



www.kings-group.net

186 Hertford Road
Enfield EN3 5AZ
Tel: 020 8805 5959

1 Velocity Way, Enfield, EN3 7FE
Offers In The Region Of £195,000

- One bedroom apartment nestled within a private estate offering peace and exclusivity
- Long lease of approx. 979 years remaining
- Excellent transport links to Waltham Cross, Enfield Lock & Brimsdown stations
- Stylish three-piece bathroom suite
- Offered to market chain-free (no related purchase)

KINGS GROUP are delighted to present this beautifully maintained flat, tucked away within a peaceful private estate. Residents benefit from private parking, offering both convenience and peace of mind. With an impressive long lease of over 900 years, this property makes a perfect home for first-time buyers or an excellent buy-to-let investment opportunity. Offered CHAIN FREE, it ensures a smooth and straightforward purchase process.

Perfectly positioned, the property enjoys fantastic transport links to Waltham Cross, Enfield Lock, and Brimsdown stations, providing direct connections to Tottenham Hale, Seven Sisters, and London Liverpool Street. Ideal for commuters or those who love to explore everything the local area has to offer.

Inside, you'll find a spacious lounge and dining area, ideal for relaxing or entertaining. The modern, fully fitted kitchen offers great functionality, while the stylish three-piece bathroom suite provides comfort and practicality. Further highlights include secure off-street parking and access to well-kept communal gardens, creating a calm and inviting outdoor environment.

Key Information:

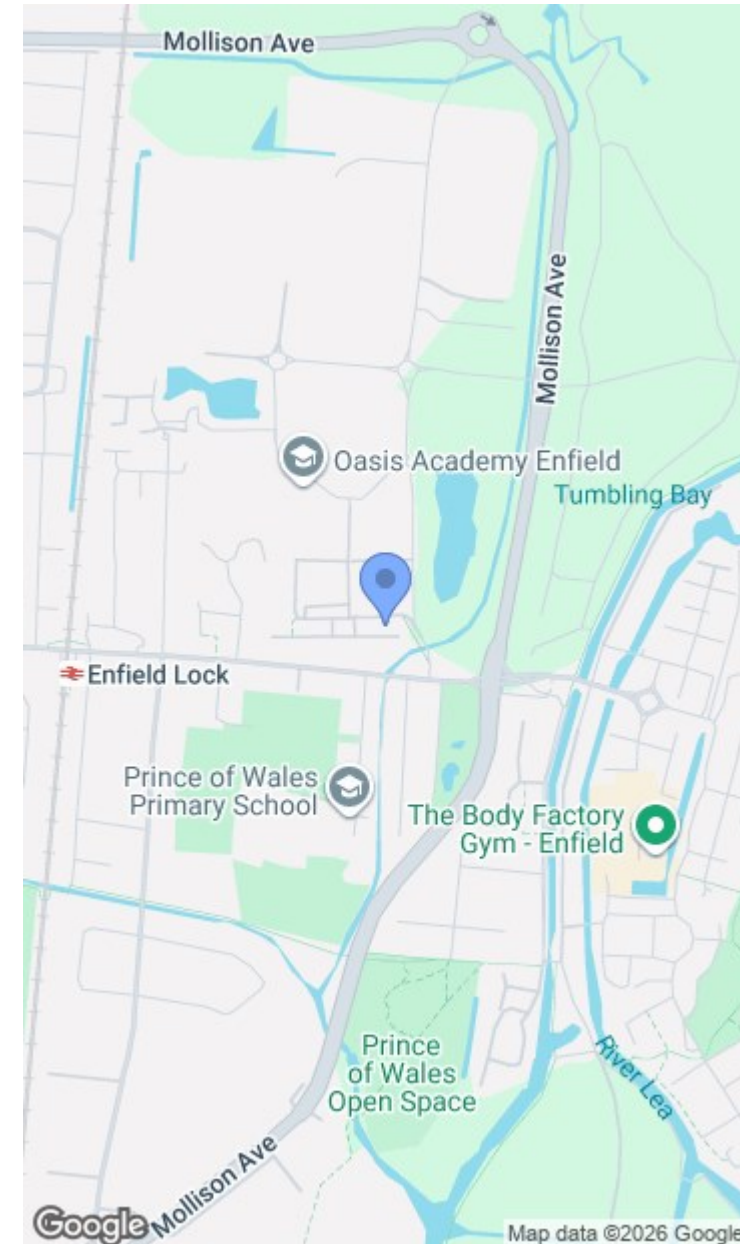
Lease: 978 years remaining
 Service Charge: £1,944 per annum (includes £177.31 reserve fund)
 Ground Rent: £380 per annum
 Council Tax Band: B
 EPC Rating: B
 Construction: Standard
 Flood Risk (Rivers & Seas): Medium

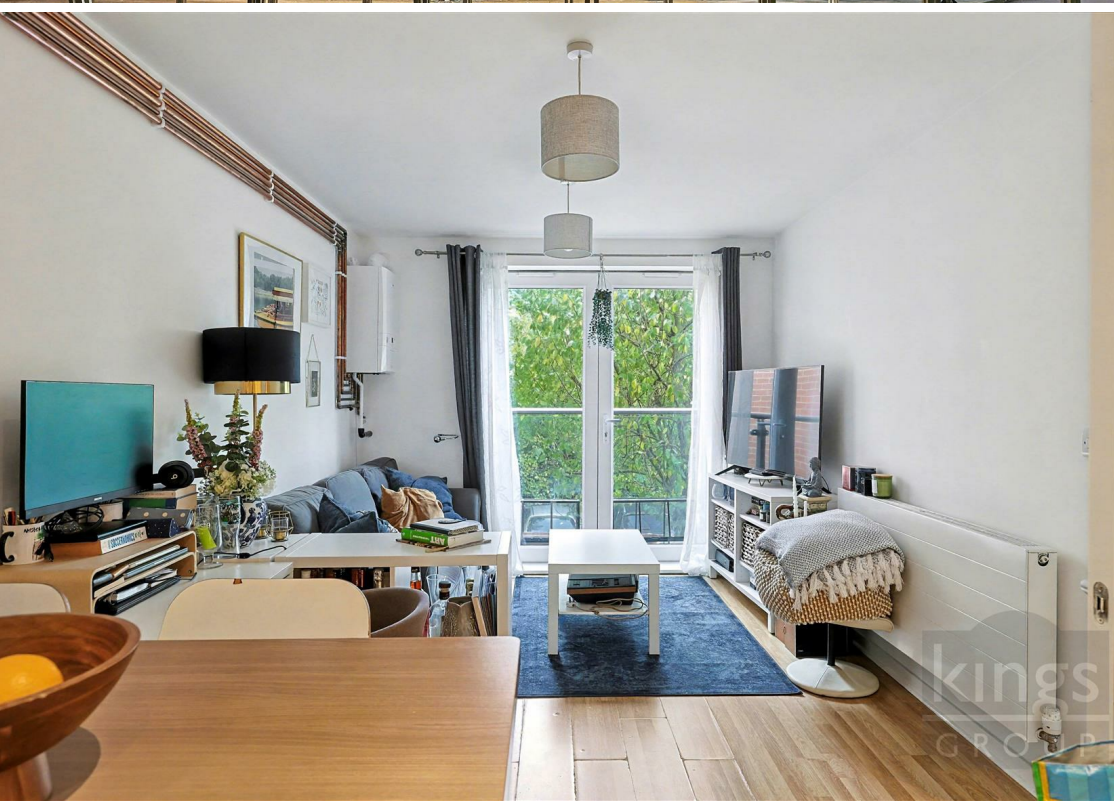
- Private residents' parking
- Ideal for first-time buyers or buy-to-let investors
- Spacious lounge/dining area
- Access to communal gardens and secure off-street parking
- NFOPP accredited agency and ceMAP mortgage advisors

Flood Risk (Surface Water): Low

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, Lifetime Legal, 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 £50 plus VAT for this (for the transaction not per person), payable direct to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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