

kings GROUP

www.kings-group.net

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

Dairy Close, Enfield, EN3 6PS
Price £300,000

- Location: Dairy Close, Enfield, in a quiet private road development;
- Condition: Well maintained and ready to move into
- Bathroom: Good-size, sleek, and elegant bathroom suite;
- Parking: Allocated parking space available for a nominal annual charge of about £8;
- Investment: Built circa 2012 with an estimated rental income of £1,750–£1,850 per calendar month; and
- Property Type: Two-bedroom, first-floor, purpose-built apartment;
- Living Space: Bright, spacious reception room for relaxing or entertaining;
- Heating: Gas boiler and double-glazed windows for better energy efficiency;
- Financials: Service charge around £3000 per year, and 110 years left on the lease;
- Stations: Proximity to Turkey Street & Enfield Lock stations serving London City and beyond

Also available to Purchase at 75% share at £225,000, which would subsequently mean you pay £168.22 PCM additionally for the remaining 25% share owned by the Landlord (Origin Housing)

KINGS GROUP are delighted to present this beautifully presented two-bedroom first-floor apartment, perfectly positioned within the peaceful surroundings of Dairy Close, Enfield. Set within a well-maintained purpose-built development on a private road, this exceptional home combines modern finishes with a tranquil setting, making it an ideal purchase for both owner-occupiers and investors.

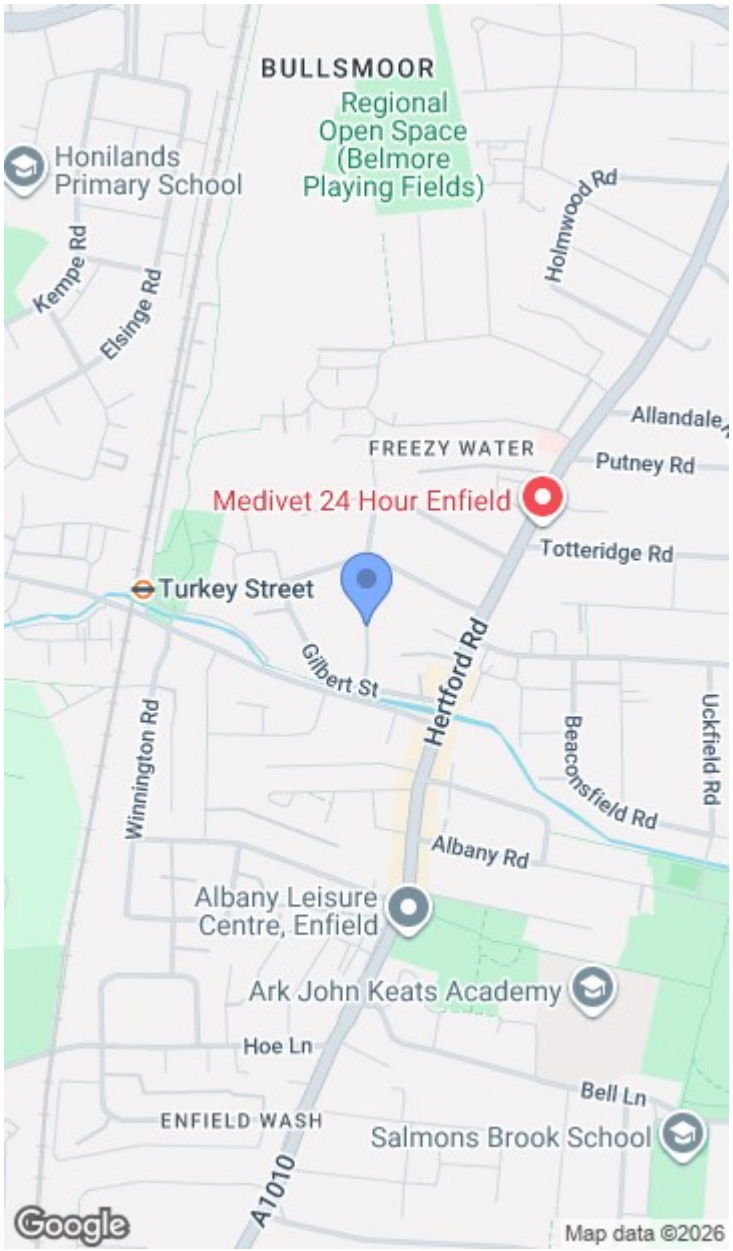
Finished to an excellent standard throughout, the property is ready to move straight into. The bright and spacious reception room provides the perfect space for relaxing or entertaining, while the two generously sized bedrooms offer comfortable and versatile accommodation.

The apartment benefits from a fitted contemporary kitchen, complete with stylish units, together with a bathroom suite, creating a sleek and elegant living environment. Additional improvements include a gas boiler and double-glazed windows, ensuring excellent energy efficiency and year-round comfort.

Leasehold 110 years
Built in Circa 2012
SC inc Building's insurance £250 PCM
GR £0

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





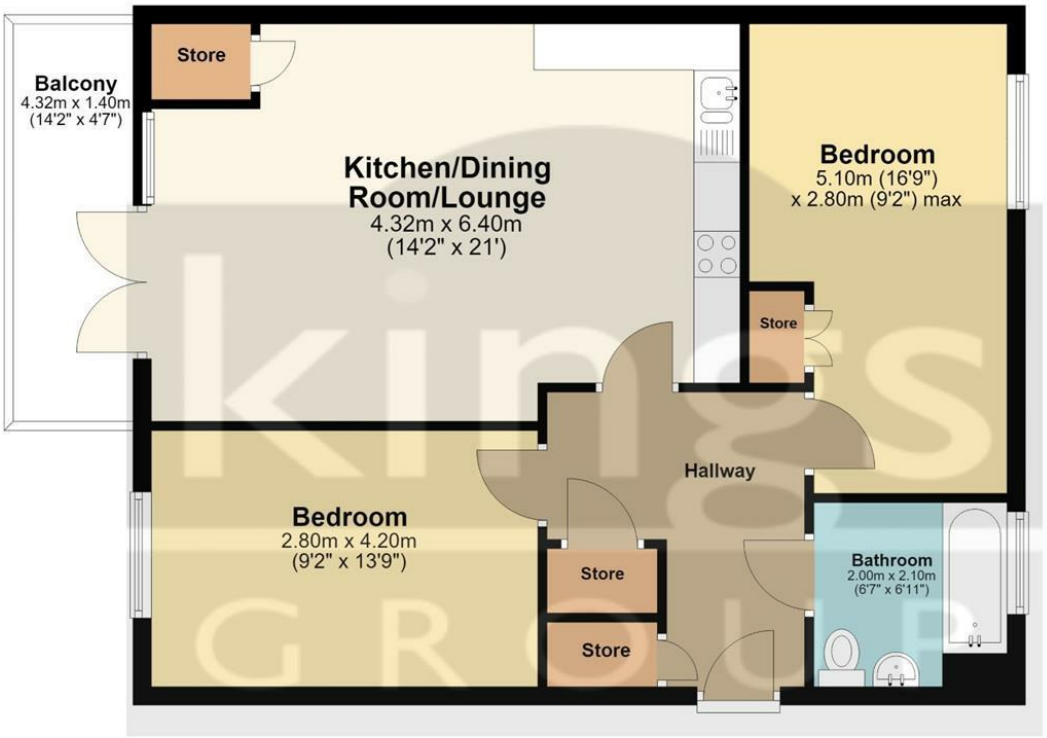






First Floor

Approx. 66.4 sq. metres (714.6 sq. feet)
(excluding Balcony)



Total area: approx. 66.4 sq. metres (714.6 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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Plan produced using PlanUp.

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