



www.kings-group.net

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Enfield Highway EN3 5AZ
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Bren Court, Enfield, EN3 6WF
Offers In The Region Of £275,000

- Nfopp accredited agents and ceMAP mortgage advisors
- Two Spacious Bedrooms
- An Ideal Buy to let Opportunity
- Great Access into Tottenham Hale & London Liverpool Street
- Chain Free Property

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.

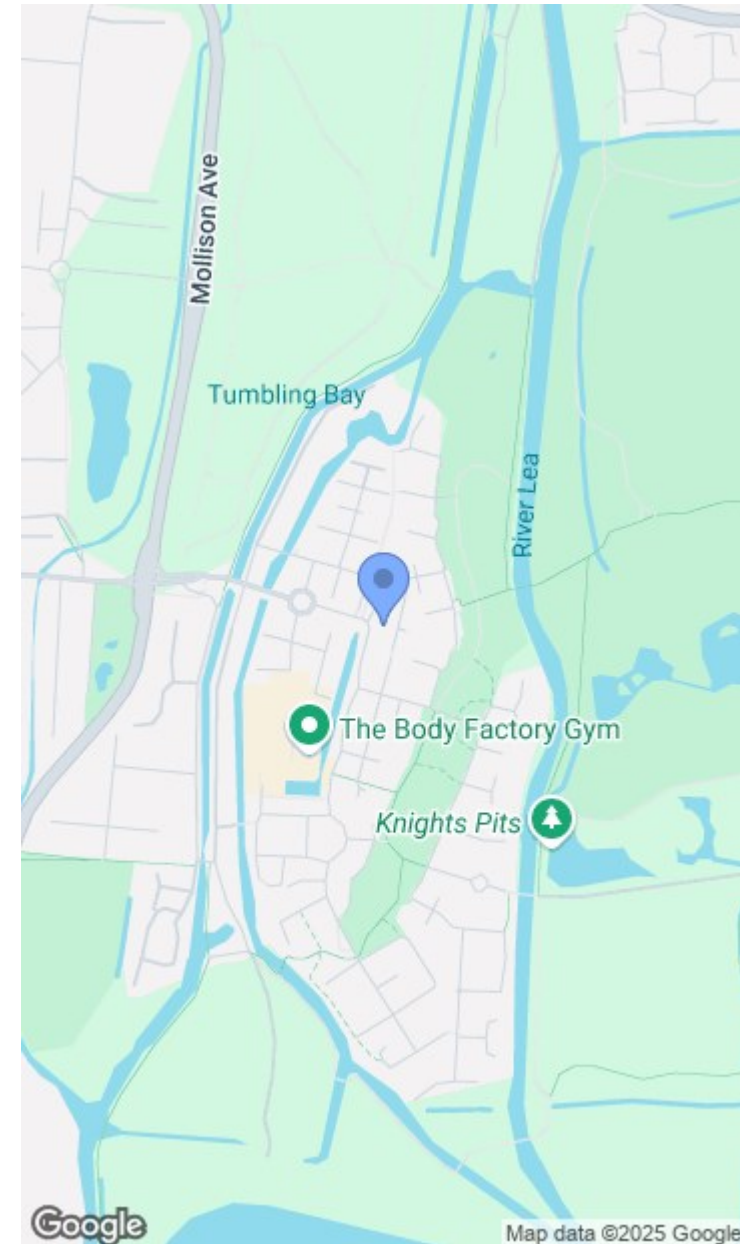
Conveniently located near Enfield Lock, Brimsdown, and Waltham Cross stations, commuting to London for work or leisure is a breeze. Additionally, the property benefits from its own estate shopping area, providing easy access to daily essentials without the need to travel far.

Surrounded by ample fields and greenery, this property offers a peaceful retreat from the hustle and bustle of city life. Whether you enjoy a leisurely stroll or simply appreciate the beauty of nature, this location has something for everyone.

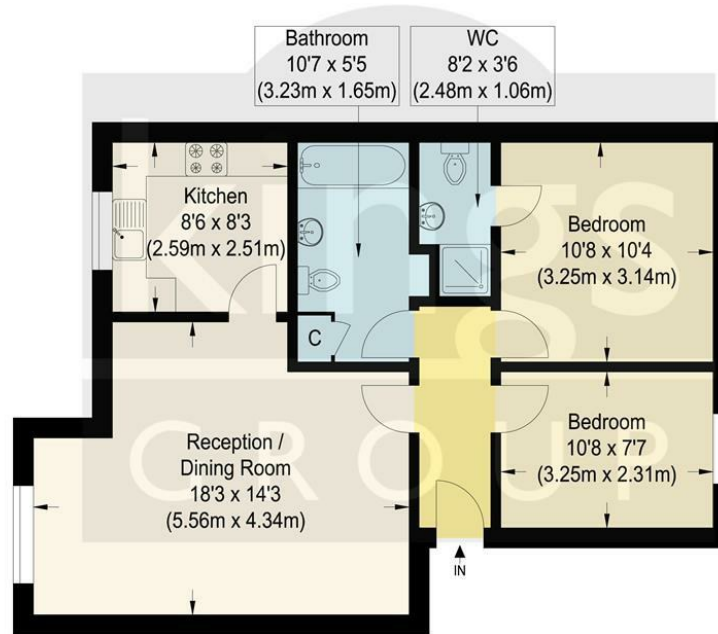
Lease 161 Years
 Potential rental income PA £19,800-£20,500PA
 Service Charge including Water bill £1682.04
 Buildings insurance PA £361.38
 Private Estate PA £300
 Standard Construction

Flood risk Low
 Council band D
 EPC band C

- Two Bedroom Purpose Built Apartment
- En-Suite Via Bedroom One
- Close Proximity to Enfield Lock Train Station
- Communal Grounds, Gardens & Parking
- Council Band D and EPC Band C







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.

