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**Bridle Close, Enfield, EN3 6EA**  
**Offers In The Region Of £205,000**

- NFOPP-accredited agency & ceMAP mortgage advisors
- Council Tax Band B & EPC Rating D
- Closeby to Enfield Lock, Southbury & Waltham Cross stations
- Wonderfully maintained & presented in readiness for the new owners
- Offered to market chain-free

- One-bedroom leasehold flat in Enfield London
- Situated on the ground-floor of the private building
- Splendid access into Tottenham Hale, Seven Sisters & London City
- Proximity to Enfield Highway & Enfield Town shopping centres
- Located within a quiet cul-de-sac residence

KINGS GROUP welcome in the charming Bridle Close, Enfield, this delightful one-bedroom flat presenting a perfect opportunity for homemovers and first-time buyers alike. Spanning an inviting 463 square feet, this purpose-built ground-floor residence has been meticulously maintained and is presented in marvellous condition.

The flat features a well-proportioned reception room, ideal for relaxation or entertaining guests. The bedroom offers a comfortable retreat, while the bathroom is conveniently located to serve the needs of modern living. The property benefits from electric cooking and heating, ensuring a cosy atmosphere throughout the year.

Situated in a desirable location, this flat is close to a variety of schools, making it an excellent choice for families. Additionally, it boasts excellent transport links, with Enfield Lock, Southbury, and Waltham Cross train stations nearby, providing easy access to London City. For those who travel further afield, both Stansted and Luton airports are within reach, as well as London City Airport.

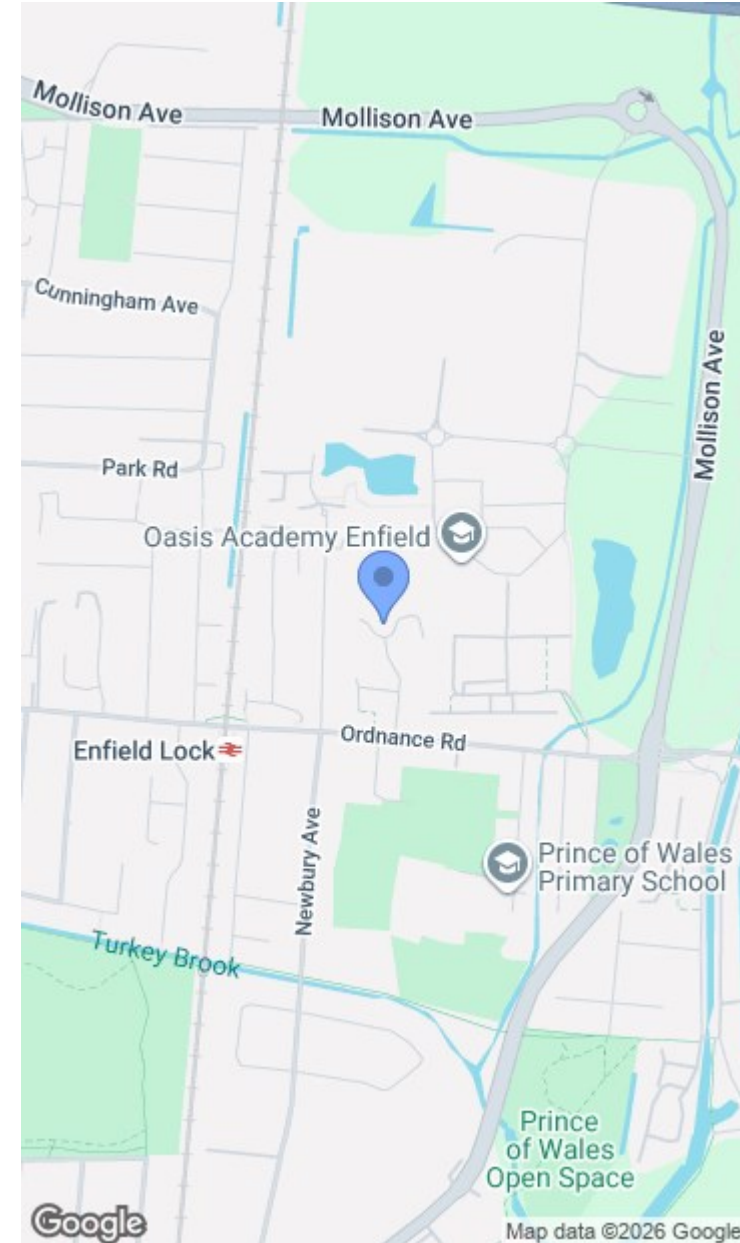
With a council tax band of B and an Energy Performance Certificate (EPC) rating of D, this property offers both affordability and efficiency. Please note, the property is suitable for first-time buyers and home movers only; lease prohibits letting such properties within the building.

Leasehold 936 Years  
 Service Charge circa PA £1,045.57 YE 2024  
 Ground Rent circa PA £26.25

Council Band B  
 EPC Band D

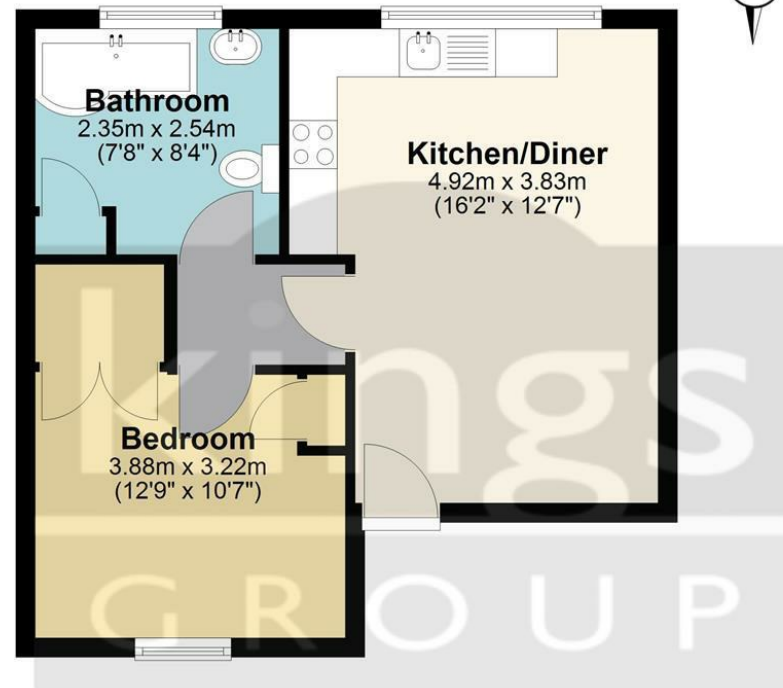
#### BUYERS INFORMATION

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 £60 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



Total area: approx. 36.4 sq. metres (391.4 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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Plan produced using PlanUp. □

## Bridle Close



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