

A three-story brick building with a brown tiled roof. The roof is covered with numerous solar panels. The building features a mix of traditional brickwork and modern architectural elements, including large windows with dark frames and balcony extensions with grey cladding. A green tree is on the left, and a blue door is visible on the ground floor. A 'No Flammable' sign is posted near a grey door on the right. A blue mailbox is in the foreground.

Dairy Close, EN3 6PS
Enfield

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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.

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)

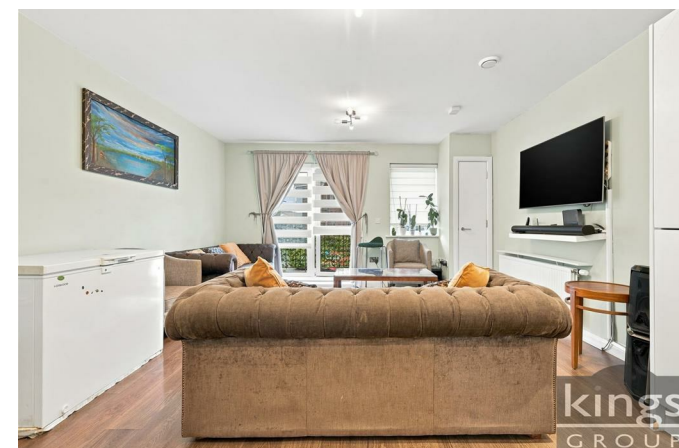
Leasehold 110 years
Built circa 2012
SC including Building's insurance circa £3000
GR circa £0

BUYERS INFORMATION

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

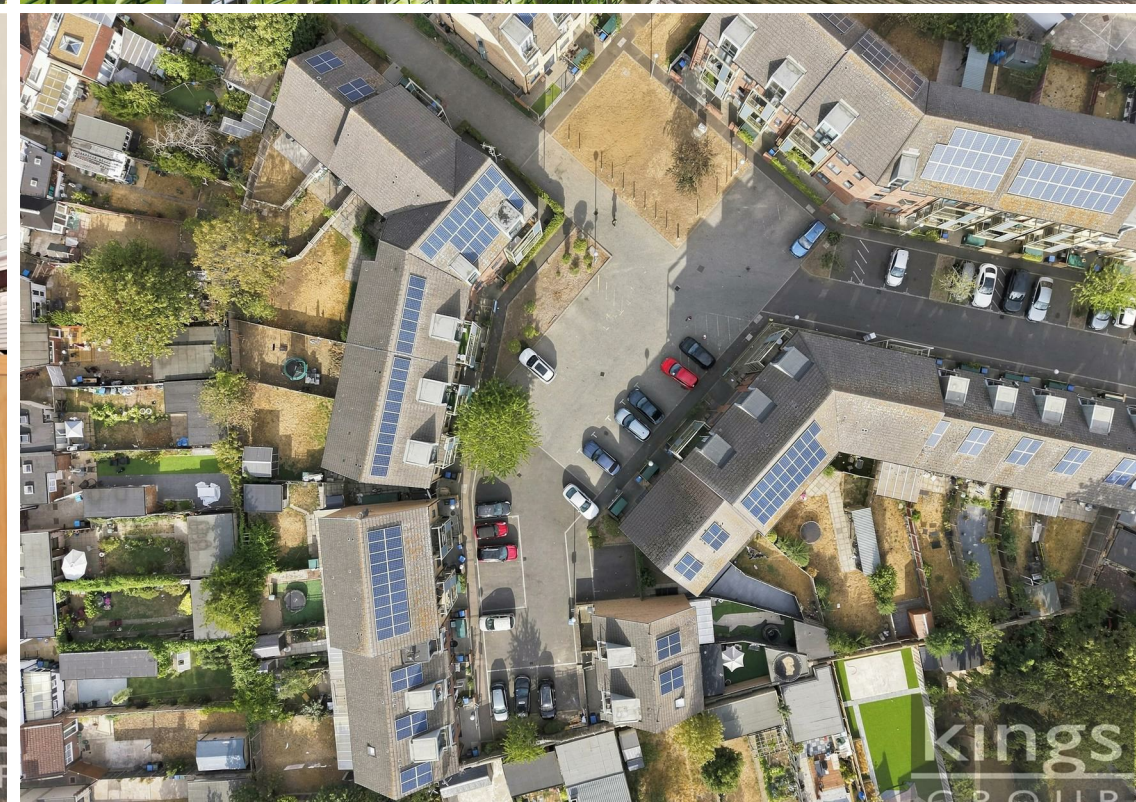




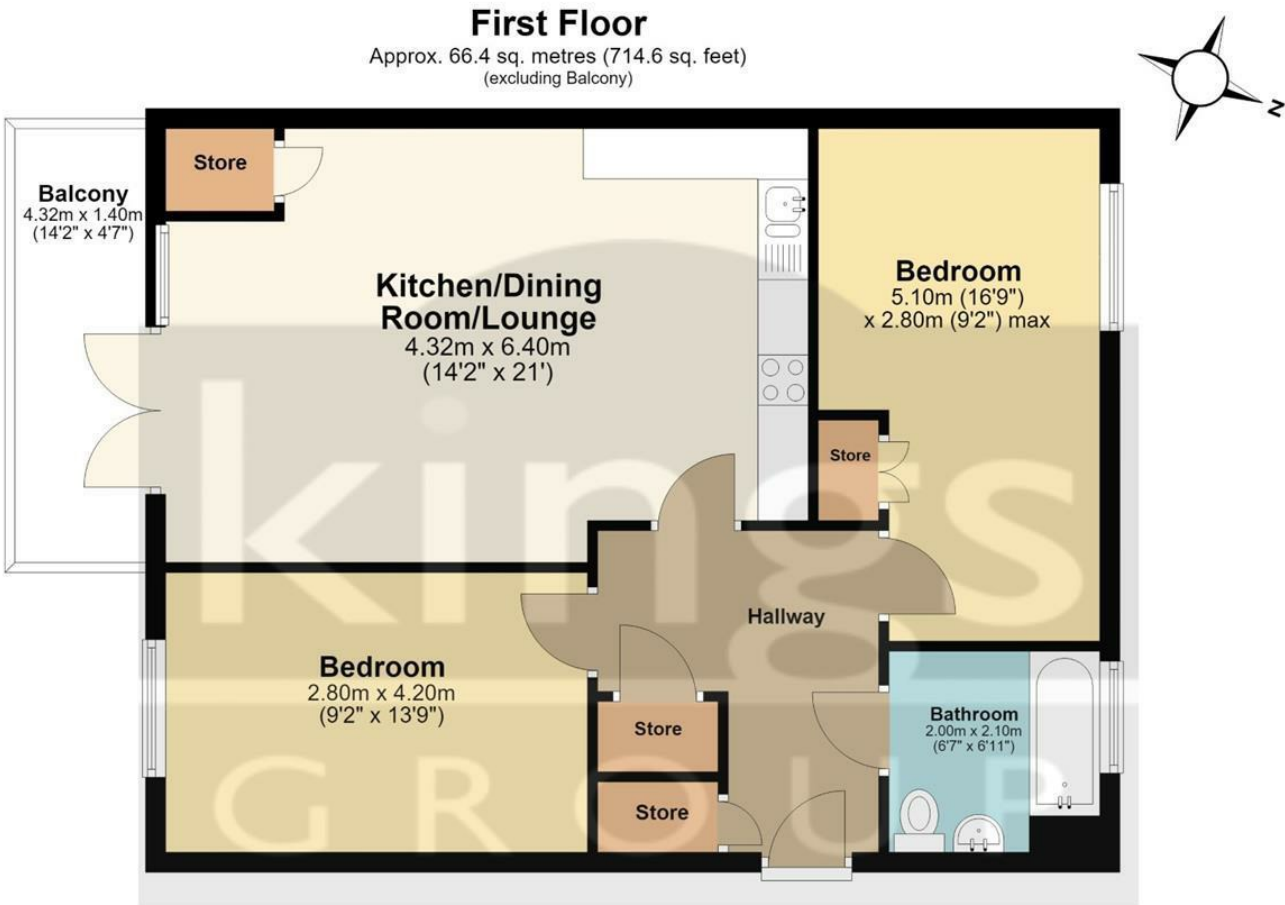
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(29-54) E			(29-54) E		
(21-28) F			(21-28) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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 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.

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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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