

kings GROUP

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Enfield EN3 5AZ
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Colgate Place, Enfield, EN3 6WF

Offers In The Region Of £210,000

- Offered by Kings Group as a delightful third and top-floor one-bedroom flat at Bren Court, 2 Colgate Place in the charming island village of Enfield;
- Well-appointed reception room that invites natural light to create a warm and welcoming atmosphere;
- Modern and updated bathroom ensuring a pleasant experience for daily routines;
- Modern unvented hot water cylinder and upgraded internal condition that enhances overall efficiency and comfort;
- Ample parking available for convenience of both owners and guests near Enfield Lock and Turkey Street stations; and
- Generous 46 square metres of living space ideal for individuals or couples seeking a comfortable home;
- Spacious and thoughtfully designed bedroom providing a peaceful retreat;
- Fully boarded loft storage area accessible via a pull-down ladder to offer ample space for belongings;
- Extended lease of 161 years with no ground rent presenting a secure investment opportunity;
- Potential rental income of £1,450 per calendar month with reasonable running costs in EPC Rating C and Council Tax Band C

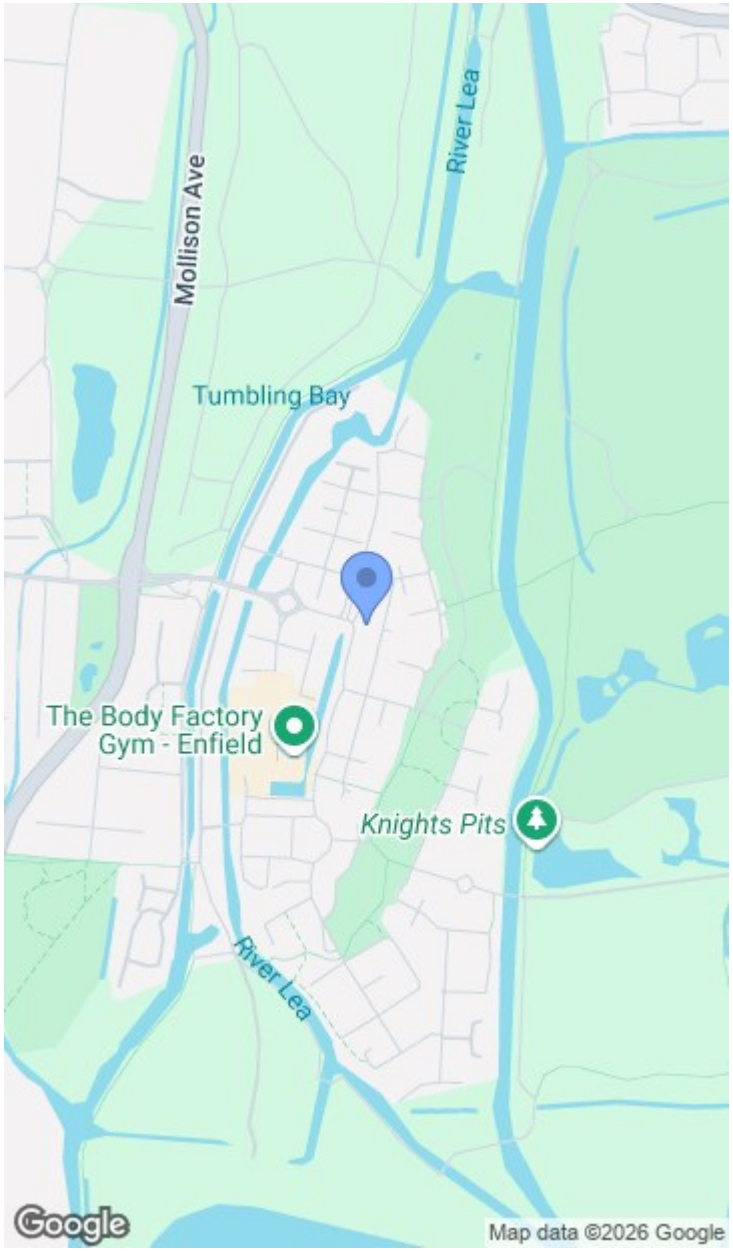
£210,000 - £220,000 KINGS GROUP offer in the charming island village of Enfield, this delightful one-bedroom flat at Bren Court, 2 Colgate Place, presenting a perfect blend of modern living and convenience. Situated on the third and top floor, this property boasts a generous 46 square metres of living space, making it an ideal choice for individuals or couples seeking a comfortable home.

The flat features a well-appointed reception room that invites natural light, creating a warm and welcoming atmosphere. The bedroom is spacious and thoughtfully designed, providing a peaceful retreat. The bathroom is modern and updated, ensuring a pleasant experience for daily routines. Additionally, the property includes a fully boarded loft storage area accessible via a pull-down ladder, offering ample space for your belongings.

One of the standout features of this flat is the modern unvented hot water cylinder, which enhances the overall efficiency and comfort of the home. The internal condition has been upgraded, reflecting a commitment to contemporary living standards. With an extended lease of 161 years and no ground rent, this property presents a secure investment opportunity.

Residents will appreciate the ample parking available, making it convenient for both owners and guests. The location is particularly advantageous, with Enfield Lock and Turkey Street stations nearby, providing excellent transport links to London City and its airports.

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.





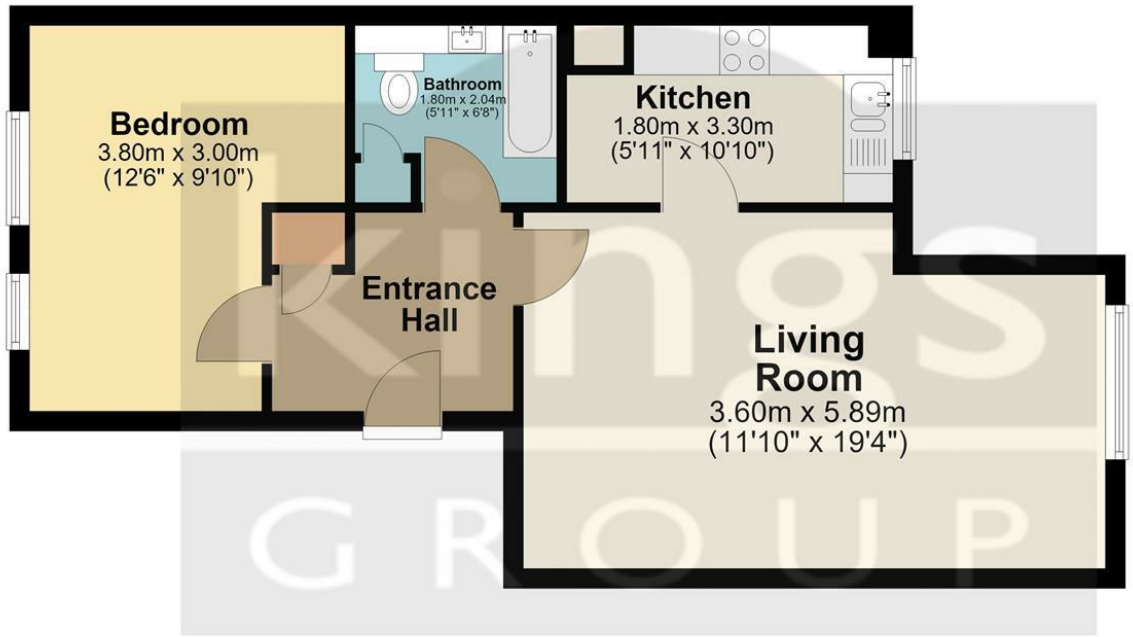






Top Floor

Approx. 46.0 sq. metres (495.1 sq. feet)



Total area: approx. 46.0 sq. metres (495.1 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.

Bren Court