



BREENS

Village Road

Enfield · EN1

ASKING PRICE

£375,000

LEASEHOLD



BREENS

THE HOME

Village Road

Enfield · EN1

KEY FEATURES

- Lease: 215 Years From 5 March 1984 Expiring On 4 March 2199 (Approximately 172 Year Lease Remaining)
- Service Charge: £144.00 Per Calendar Month (Approximately £1728.00 Per Annum) (Including Ground Rent)
- Ground-Floor Apartment Offering Approximately 779 sq ft of Accommodation
- Two Double Bedrooms
- Spacious Lounge/Dining Room Measuring Approximately 26ft
- Modern Fitted Kitchen With Built-In Oven and Hob
- Covered Balcony Accessed From The Lounge/Dining Room
- Hallway Storage Cupboard and Two Additional External Stores
- Immaculately Presented Interiors With a Clean, Contemporary Finish
- Ideally Located for Enfield Town's Shops and Amenities and Bush Hill Park Station

EPC RATING

D

COUNCIL TAX BAND

C

2

BEDROOMS

1

BATHROOMS

1

RECEPTIONS



FLOOR PLAN

APPROX. 811.10 SQ. FT

BREENS

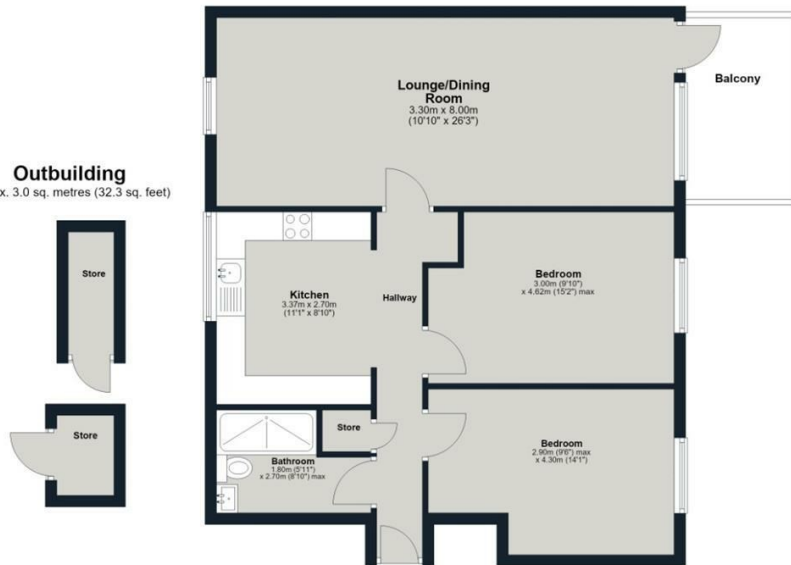


Ground Floor

Approx. 72.4 sq. metres (778.8 sq. feet)
(excluding Balcony)

Outbuilding

Approx. 3.0 sq. metres (32.3 sq. feet)



Total area: approx. 75.4 sq. metres (811.1 sq. feet)

Village Road

BREENS

GET IN TOUCH

020 8804 8989

enfield@breens.property

www.breens.property

VISIT US

**557- 559 Hertford Road, Enfield, EN3
5UQ**

These particulars are intended as a general guide and are believed to be correct, but their accuracy is not guaranteed and they do not form part of any offer or contract. All measurements are approximate and for guidance only. The Agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for purpose. Photographs are for illustration only and may depict items that are not for sale or included in the sale price. References to tenure are based on information supplied by the vendor; the Agent has not seen the title documents, and buyers should obtain verification from their solicitor or surveyor. Under the Money Laundering Regulations 2017, intending purchasers will be asked to produce identification and documentation at a later stage. These particulars are issued on the condition that all negotiations are conducted through Breens Estate Agents. Subject to contract and availability.