Tennyson Close, Scotland Green Road, Enfield EN3

Offers In The Region Of £190,000

Council: Enfield | Council Tax Band: B | Flat on Top Floor | Leasehold
Lease Remaining: 93 | Service Charge: £1,168 PA | Ground Rent: £134 PA

1 1 1 EPC C 69

TARGET
RESIDENTIAL SALES & LETTINGS






“Realistically priced and offering outstanding value, this property is perfectly positioned for a fast and seamless sale.”

Nestled in the charming area of Tennyson Close, Scotland Green Road, Enfield, this delightful flat offers a unique blend of historical character and modern convenience. Spanning an area of 391 square feet, this property is perfect for individuals or couples seeking a cosy yet functional living space.

The flat features a well-appointed reception room that serves as a welcoming area for relaxation and entertainment. The bedroom is designed to provide a peaceful retreat, ensuring a restful night’s sleep. The bathroom is equipped with essential amenities, catering to your daily needs with ease.

Constructed in 1993, this property retains the charm of its early 20th-century origins, having been built between 1900 and 1909. This combination of age and modernity creates a unique atmosphere that is both inviting and comfortable.

Located in a desirable neighbourhood, residents will benefit from the convenience of local amenities and transport links, making it easy to explore the vibrant surroundings of Enfield. Whether you are a first-time buyer or looking to downsize, this flat presents an excellent opportunity to own a piece of history while enjoying contemporary living.

In summary, this flat on Tennyson Close is a wonderful choice for those seeking a quaint yet practical home in a lovely area. With its appealing features and prime location, it is sure to attract interest from discerning buyers.

Third Floor
Approx. 36.3 sq. metres (390.8 sq. feet)

Total area: approx. 36.3 sq. metres (390.8 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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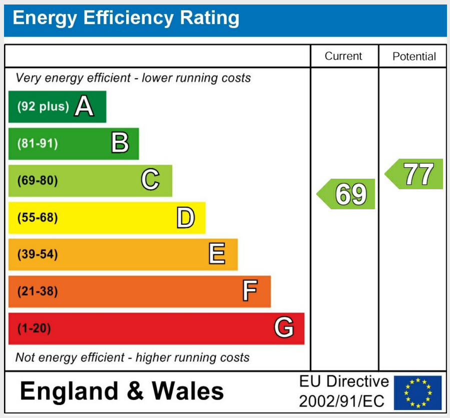
Plan produced using PlanUp.

Tennyson Close



How to Make an Offer
To submit an offer, please email theo@targetproperty.co.uk with the following details (We reserve the right to request further info if required by law).

Offer Amount (£) – Confirm the amount you wish to offer.

Buyer Type – Confirm whether you are purchasing in your personal name/s or through a company and provide full details

Mortgage Agreement – Provide your Agreement in Principle or Mortgage Offer. If you need a mortgage broker, we can recommend one at no charge.

Deposit Confirmation – Submit the last three months' bank statements showing the full deposit amount, whether in one or multiple accounts. We reserve the right to request further in if required.

Identification – Include your full name as listed on a valid photographic ID (passport, driving license, or other official document).

Proof of Address – Supply a document verifying your current address.

Solicitor Details – Provide your solicitor's full details, including name, firm address, direct contact number, and email. If you need a solicitor, we can recommend one at no charge.

Mortgage Broker Details – Submit your mortgage broker's full details, including name, firm address, direct contact number, and email. If you need a mortgage broker, we can recommend one at no charge.

AML & Identity Checks – Confirm when Lifetime Legal can contact you to process a £75.00 payment and complete electronic identity and Anti-Money Laundering (AML) checks.

What Are ID & Anti Money Laundering Checks
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £75 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Proof of Funds
An estate agent may ask for proof of funds at two different stages and for two different reasons. If an estate agent asks for proof of funds before you put an offer in, it may be because they want to make sure you have a genuine interest in the property to avoid any disappointment for the seller. However, you don't have to provide proof of funds before putting an offer in.

Source of Funds (SOF)
(SOF) is the process of verifying the origin of a customer's money for a specific transaction. The goal is to ensure that the funds are not from illegal activities.

Evidence of Property Sale:
If you intend to use proceeds from an ongoing property sale, you will be required to provide supporting documentation. Acceptable evidence includes a letter from your solicitor, confirmation from your broker, a detailed breakdown of the funds being allocated, and an Agreement in Principle (AIP) covering the remaining balance. Additionally, please provide either written confirmation of the agreed sale price from your estate agent or a copy of the completion statement.