



### Velocity Way, Enfield, EN3 7GJ

**Offers Over £270,000**



For sale, chain free, 2 bedroom ground floor apartment located in a modern development with landscaped grounds, located on Velocity Way. The apartment features a large lounge with an open-plan kitchen, two bedrooms, a bathroom, ample storage, and double glazing. The property is described as bright and airy, and it also has the added benefit of secure allocated parking.

Enfield Lock station is located nearby, making it convenient for those who need to travel into London. The station provides good links into the city, making it an ideal location for commuters. Overall, this property seems like a comfortable and convenient place to live.

Our vendors have provided the below info:

Allocated off street parking for 1 vehicle

Service charge for the year: £148.22 per month

Ground rent for the year - £0

No major works order, no section 20 outstanding

Remaining length of lease: 114 years Approx.

Council Tax band: C

EWS1 Surveyors comments:

I have concluded that in my view the fire risk note 8 is efficiently low and that no remedial works are required.

