

£92,000 Shared Ownership

Sherrington House, 8 Velocity Way, Enfield, London EN3 7GH



- Guideline Minimum Deposit £9,200
- Ground Floor
- Semi-Open-Plan Kitchen/Reception Room
- Parking Space
- Guide Min Income - Dual £29.9k Single £34.9k
- Approx. 478 Sqft Gross Internal Area
- Modern Double Glazing and Gas Central Heating
- Short Walk from Enfield Lock Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £230,000). This well-presented apartment is on the ground floor and has a reception room with west-facing Juliette balcony. The semi-open-plan kitchen features sleek units and contrasting pencil-mosaic tiles. There is a seventeen-foot bedroom, a simple yet stylish bathroom and a built-in storage/utility cupboard has been provided in the entrance hallway. Well insulated walls, modern double glazing and gas central heating make for a good energy-efficiency rating. The property comes with use of the communal grounds, bicycle store and a space in the gated car park. Alternatively, Enfield Lock Station, for rail services in to Liverpool Street, is just a short walk away.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 2017).

Minimum Share: 40% (£92,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £413.24 per month (subject to annual review).

Service Charge: £84.08 per month (subject to annual review).

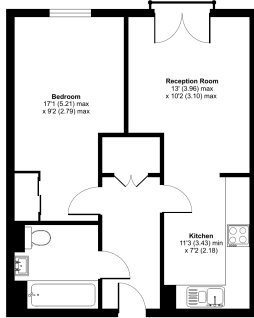
Guideline Minimum Income: Dual - £29,900 | Single - £34,900 (based on minimum share and 10% deposit).

Council Tax: Band C, London Borough of Enfield. Priority is given to applicants living and/or working in this local authority.

This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals).



Velocity Way, Enfield, EN3
Approximate Area = 478 sq ft / 44.4 sq m
For identification only - Not to scale



GROUND FLOOR
Certified Property Measure
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (Residential). © Urbanmoves 2024. Produced for Urban Moves. REF: 1074577

DIMENSIONS

GROUND FLOOR

Entrance Hallway

Kitchen

11' 3" x 7' 2" (3.43m x 2.18m)

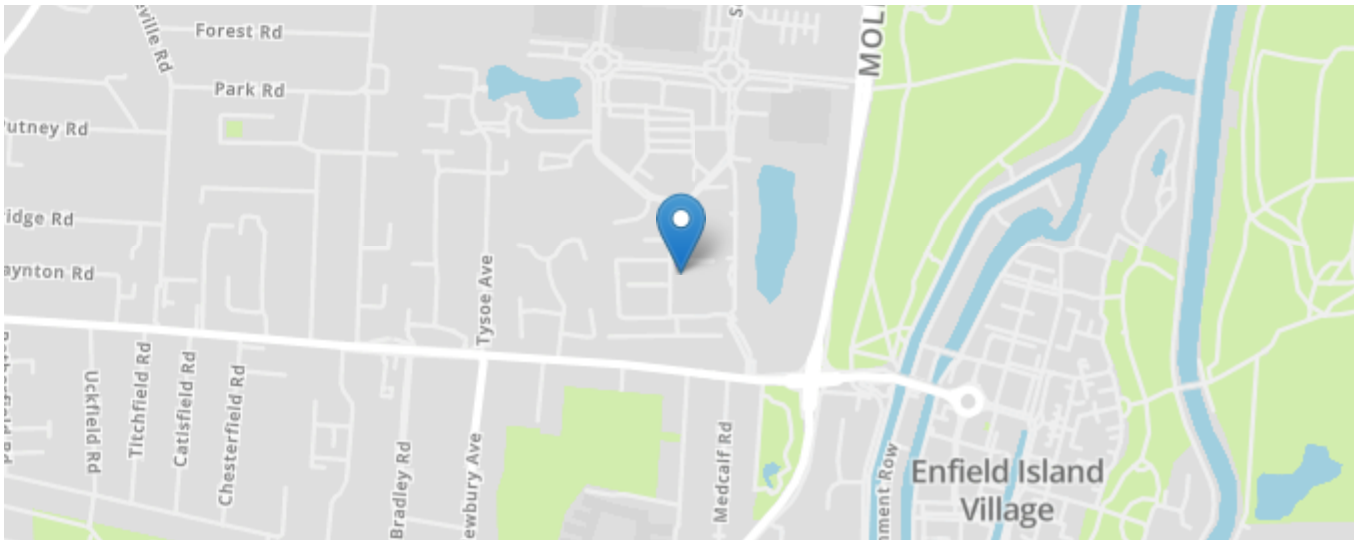
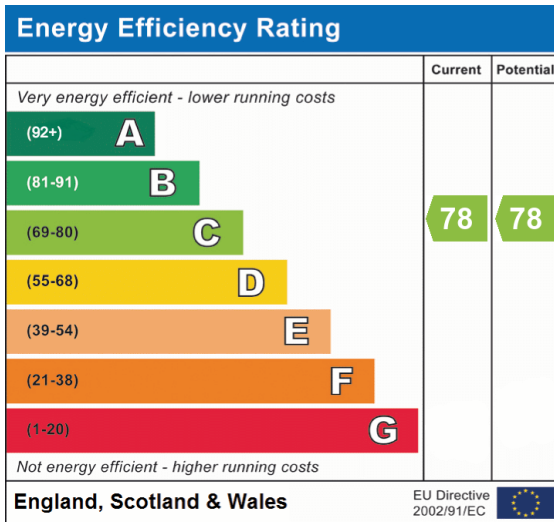
Reception Room

13' 0" max. x 10' 2" max. (3.96m x 3.10m)

Bedroom

17' 1" max. x 9' 2" max. (5.21m x 2.79m)

Bathroom



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.