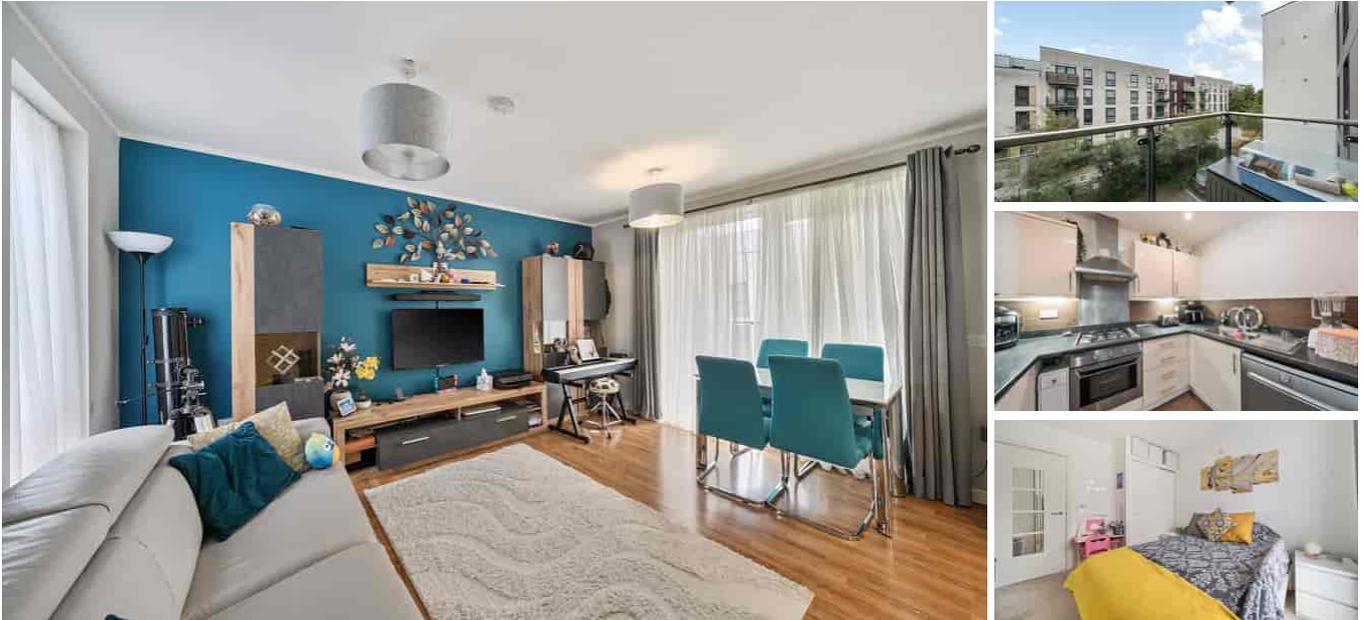


£285,000 Leasehold

Fermi House, 4 Velocity Way, Enfield, London EN3 7GL



- Second Floor
- Dual Aspect Reception Room
- Balcony
- Communal Garden
- Approx. 626 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Parking Space
- Short Walk to Enfield Lock Station

## GENERAL DESCRIPTION

A smartly-presented apartment on the second floor of this modern development. The property has a naturally-lit entrance hallway leading to a dual-aspect reception room with balcony. The attractive, semi-open-plan kitchen features cream-coloured units with pencil-mosaic splashbacks. There is a spacious main bedroom with fitted wardrobe plus a second, smaller, double bedroom and a good-sized bathroom. Well insulated walls, double glazing and gas central heating make for a very good energy-efficiency rating. Fermi House and the adjoining buildings share a gated car park that includes a space allocated to this apartment. The development also has a large communal garden which is adjacent to Fermi House. Enfield Lock Station, for services into Liverpool Street, is only a short walk away. There is a secondary school very close by and Ofsted list three primaries within a half-mile radius - all four are rated 'Good'.

**Tenure:** Leasehold (125 years from 01/04/2018).

**Service Charge:** £201.07 per month (subject to annual review).

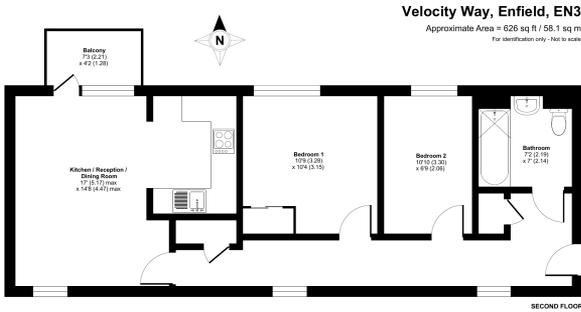
**Ground Rent:** £300.00 for the year.

**Council Tax:** Band C, London Borough of Enfield.

**Please Note:** This property is currently part-owned by Clarion Housing Association but is offered as a 100% open-market sale. Upon completion, the full leasehold title would transfer to the buyer.

This property is offered for sale in the condition seen. 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).

## DIMENSIONS



ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition. For identification only - Not to scale. Produced by Urban Moves. REF: 302027

### SECOND FLOOR

#### Entrance Hallway

#### Bathroom

7' 2" max. x 7' 0" max. (2.19m x 2.14m)

#### Bedroom 2

10' 10" x 6' 9" (3.30m x 2.06m)

#### Bedroom 1

10' 9" x 10' 4" (3.28m x 3.15m)

#### Reception

17' 0" max. x 14' 8" max. (5.17m x 4.47m)

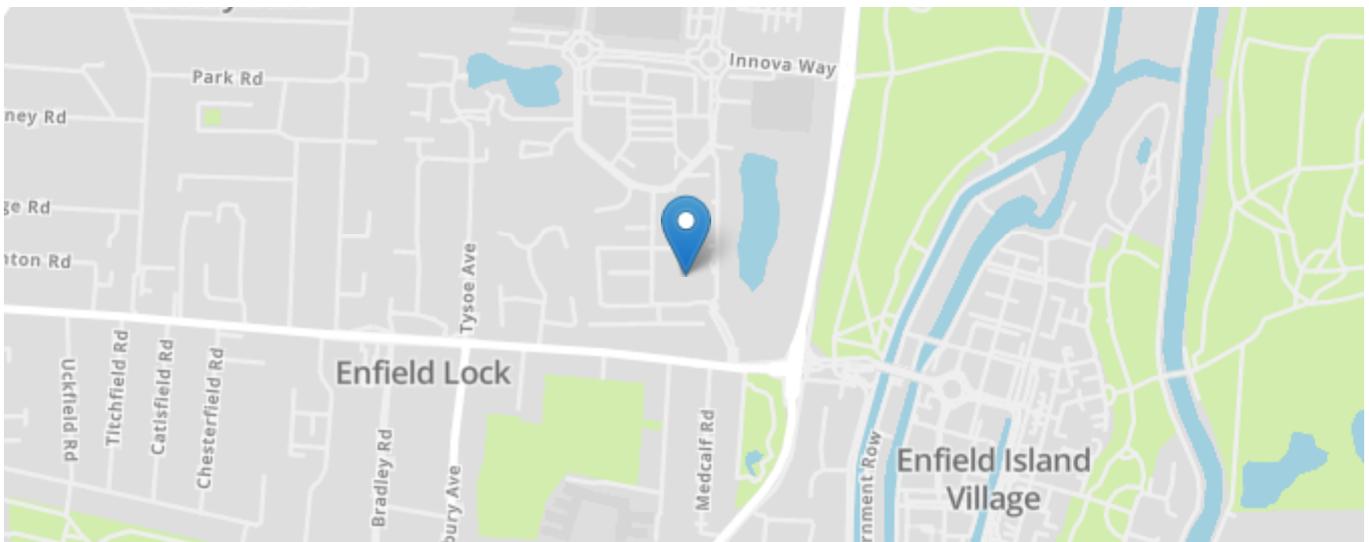
#### Kitchen

included in reception measurement

#### Balcony

7' 3" x 4' 2" (2.21m x 1.28m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



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.