



**Tower Point  
Sydney Road  
Enfield  
Greater London  
EN2 6SZ**

**Offers in Excess of £305,000**

**bettermove**

# Sydney Road Enfield

Bettermove are delighted to welcome to the market this charming two bedroom ground floor flat in Enfield, available with no forward chain - welcoming cash buyers only.

The property is leasehold with 105 years remaining on the lease; the ground rent is £260 per year and the service charge is £3,000 per year. There is cladding present on the building.

There are tenants living in the property and it will be sold with tenants in situ for immediate investment - rental yields can be obtained through Bettermove. The council tax band is E.

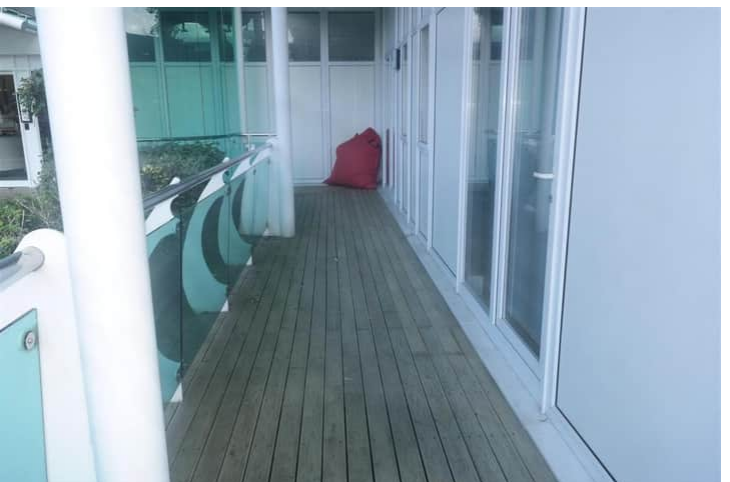
The interior of this beautifully presented property comprises a spacious open plan living room/fitted kitchen, two bedrooms with an en suite shower room to the master, and the family bathroom. There is a private balcony which spans the full length of the flat with access from the living room and master bedroom. The property also benefits from an allocated parking space in an underground car park.

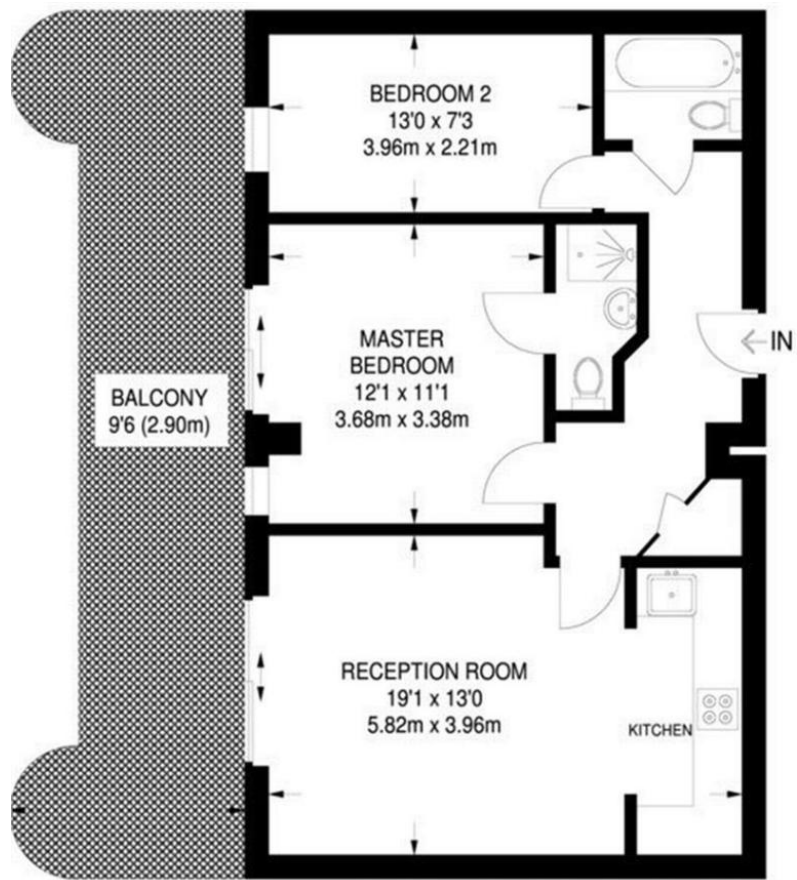
Located in the popular town of Enfield, the property is close to a number of amenities, including supermarkets, shops, restaurants and pubs. Transport links can be found from the A10, Enfield Town Overground station and Enfield Chase rail station.

This exciting investment opportunity is not to be missed and all enquiries can be made through Bettermove.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.





**GROUND FLOOR**  
**646 SQ FT / 60.0 SQ M**



20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: hello@bettermove.co.uk  
[www.bettermove.co.uk](http://www.bettermove.co.uk)