

£69,000 Shared Ownership

Watson House, 10 Velocity Way, Enfield, London EN3 7FT



- Guideline Minimum Deposit £6,900
- Second Floor with Balcony
- Semi-Open-Plan Kitchen/Reception Room
- Secure Underground Parking Space
- Guide Min Income Dual £28.1k | Single 32.6k
- Approx. 506 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Short Walk from Enfield Lock Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 30% share. Full market value £230,000). The reception room of this second-floor apartment has wood flooring and double doors that open onto an east-facing balcony overlooking the central courtyard. The kitchen is sleek and semi-open-plan and the bathroom features a combination of large-format tiles and pencil mosaics. Well insulated walls, modern double glazing and gas central heating make for a good energy-efficiency rating. Watson House is part of a substantial development which has a large communal garden and is only a short walk from Enfield Lock Station, for services into Liverpool Street. The property comes with use of an allocated space in the underground car park.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/04/2011).

Minimum Share: 30% (£69,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £382.91 per month (subject to annual review).

Service Charge: £190.57 per month (subject to annual review).

Guideline Minimum Income: Dual - £28,100 | Single - £32,600 (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).

DIMENSIONS

SECOND FLOOR

Entrance Hallway

Reception

22' 8" max. x 11' 6" max. (6.91m x 3.51m)

Kitchen

included in reception measurement

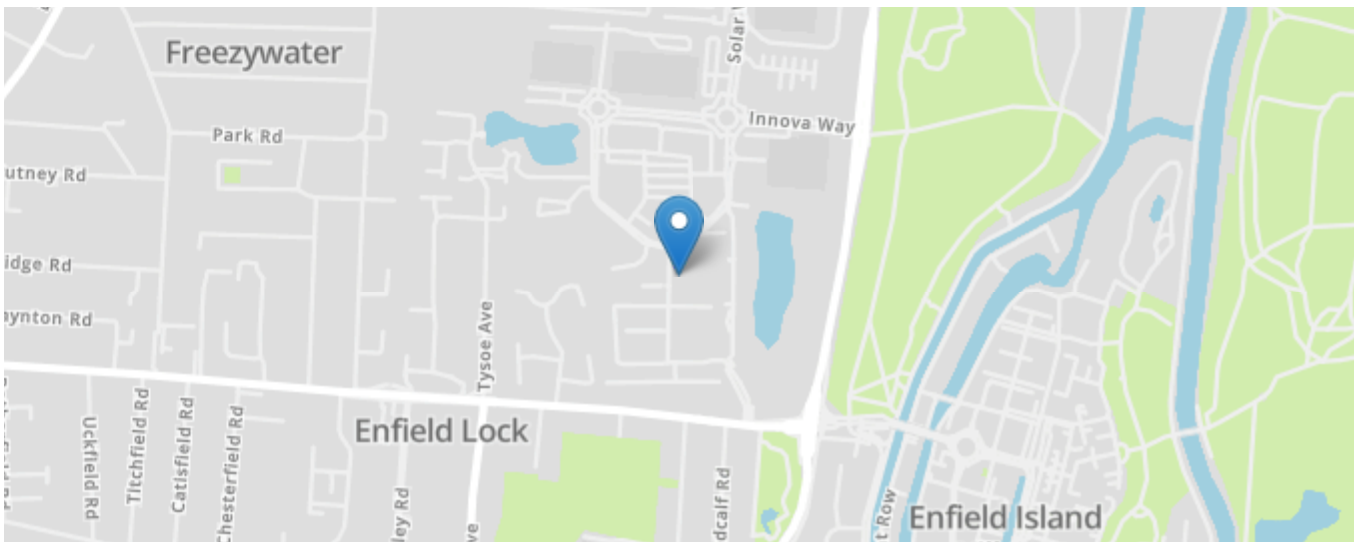
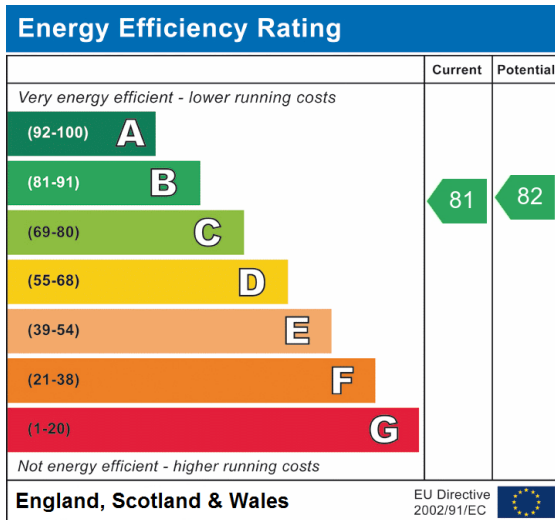
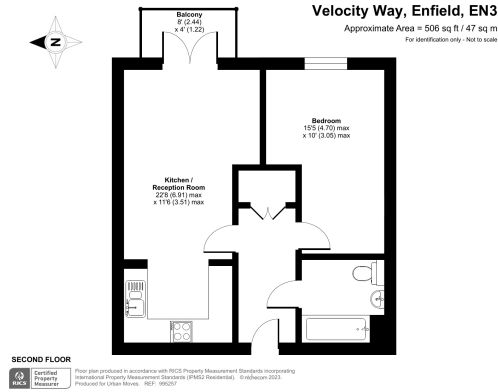
Balcony

8' 0" x 4' 0" (2.44m x 1.22m)

Bedroom

15' 5" max. x 10' 0" max. (4.70m x 3.05m)

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.