

£81,000 Shared Ownership

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



- Guideline Minimum Deposit £8,100
- Second Floor (building has a lift)
- Very Good Energy Efficiency Rating
- Parking Space
- Guide Min Income Dual £31.6k | Single £37.9k
- Approx. 667 Sqft Gross Internal Area
- Balcony
- Short Walk from Enfield Lock Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 30% share. Full market value £270,000). This modern, two-bedroom property is on the second floor and has a naturally-lit entrance hallway leading to a dual-aspect reception room with west-facing 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. Watson House and the adjoining buildings share a large communal courtyard and a gated car park that includes a space for this flat. The wider development also has a communal garden. Enfield Lock Station, for services into Liverpool Street, is only a short walk away.

Housing Association: Clarion.

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

Minimum Share: 30% (£81,000). The housing association will expect that you will purchase the largest share affordable.

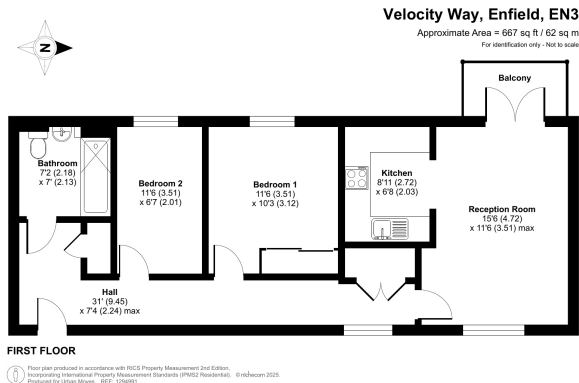
Shared Ownership Rent: £435.74 per month (subject to annual review).

Service Charge: £200.09 per month (subject to annual review).

Guideline Minimum Income: Dual - £31,600 | Single - £37,900 (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).



DIMENSIONS

SECOND FLOOR

Entrance Hall

31' 0" x 7' 4" max. (9.45m x 2.24m)

Reception Room

15' 6" x 11' 6" max. (4.72m x 3.51m)

Balcony

Kitchen

8' 11" x 6' 8" (2.72m x 2.03m)

Bedroom 1

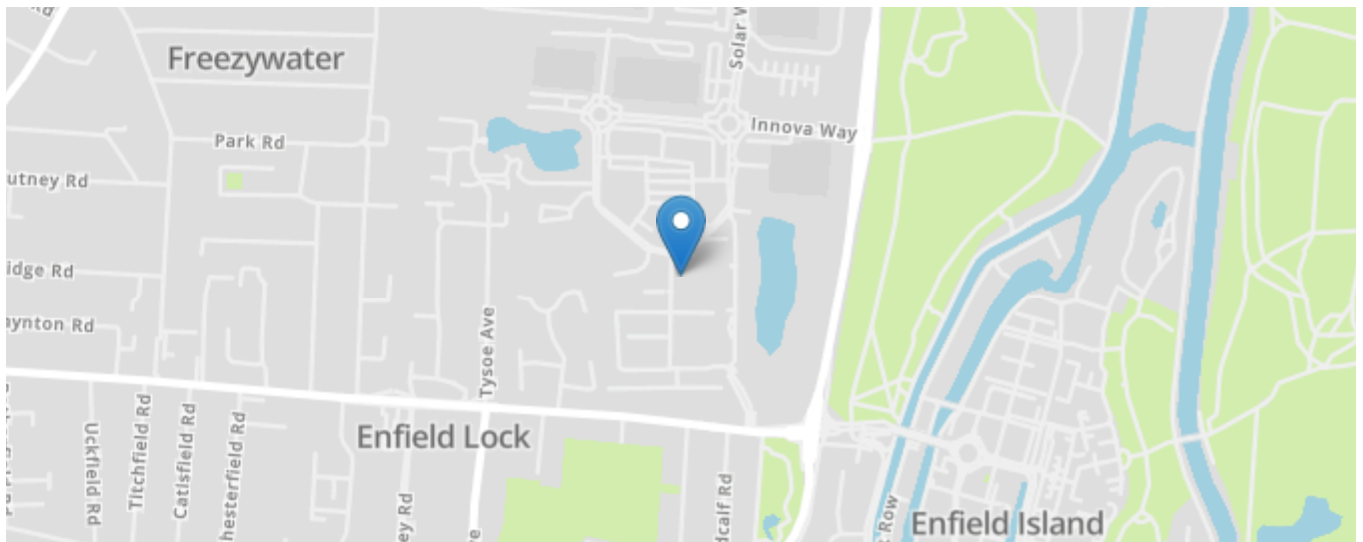
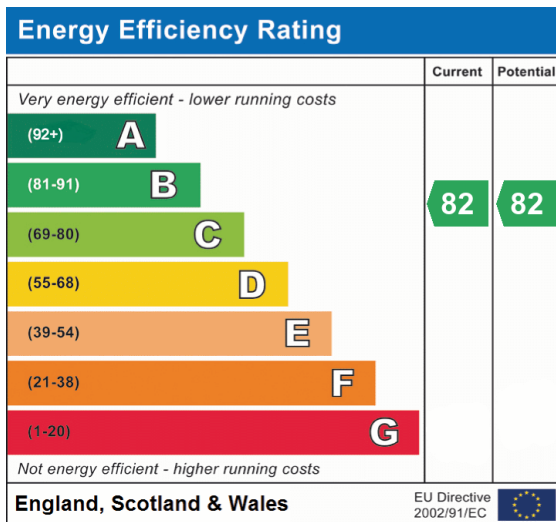
11' 6" x 10' 3" (3.51m x 3.12m)

Bedroom 2

11' 6" x 6' 7" (3.51m x 2.01m)

Bathroom

7' 2" max. x 7' 0" max. (2.18m x 2.13m)



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.