

## £63,750 Shared Ownership

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



- Guideline Minimum Deposit £6,375
- Ground Floor
- Modern Double Glazing and Gas Central Heating
- Communal Garden
- Guide Min Income Dual £32.4k | Single £38.7k
- Approx. 638 Sqft Gross Internal Area
- Parking Space
- Short Walk from Enfield Lock Station

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £255,000). This modern, two-bedroom property is on the ground floor and has a twenty-one-foot reception room. The open-plan kitchen area features a combination of grey, white and red-coloured units with pencil-mosaic splashbacks. There is a spacious main bedroom with fitted wardrobe plus a second single bedroom/small double and a good-sized bathroom. Sherrington House and the adjoining buildings share a gated car park that includes a space for this flat and the development also has a large communal garden. The energy-efficiency rating is good, thanks to well insulated walls, double glazing and gas central heating. Enfield Lock Station, for services into Liverpool Street, is only a short walk away.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/04/2016).

**Minimum Share:** 25% (£63,750). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £576.43 per month (subject to annual review).

**Service Charge:** £179.41 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £32,400 | Single - £38,700 (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.

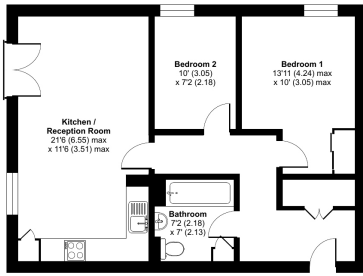
This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are 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 = 638 sq ft / 59.3 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition  
Incorporating International Property Measurement Standards (IPMS Residential) © rchvacom 2020  
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## DIMENSIONS

### GROUND FLOOR

#### Entrance Hallway

#### Reception

21' 6" max. x 11' 6" max. (6.55m x 3.51m)

#### Kitchen

included in reception measurement

#### Bedroom 1

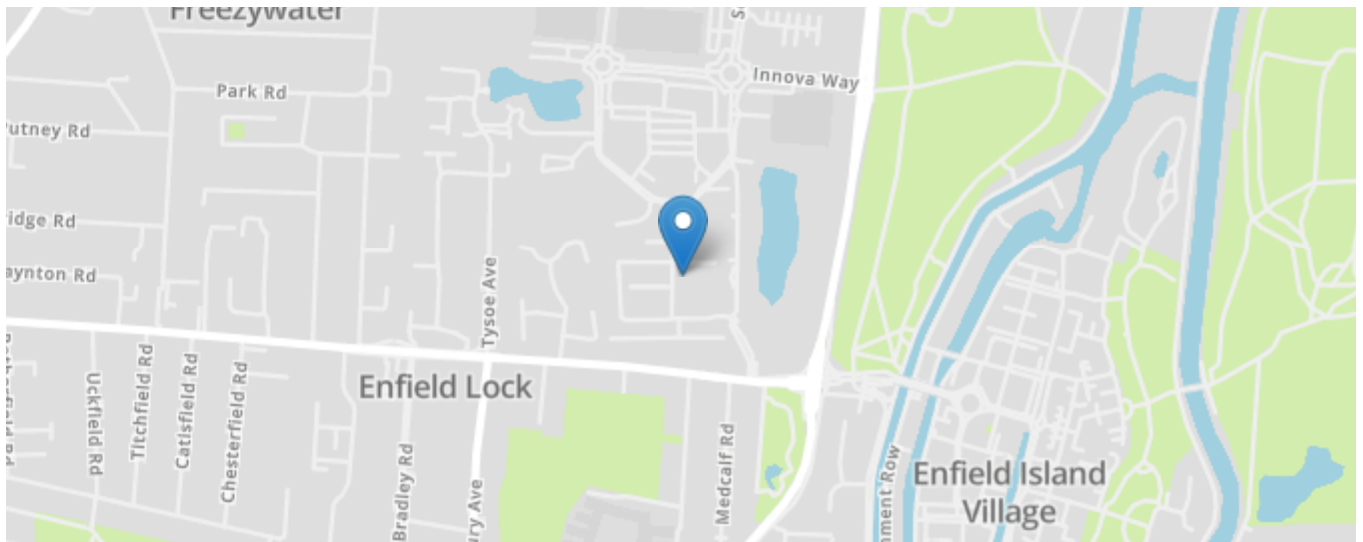
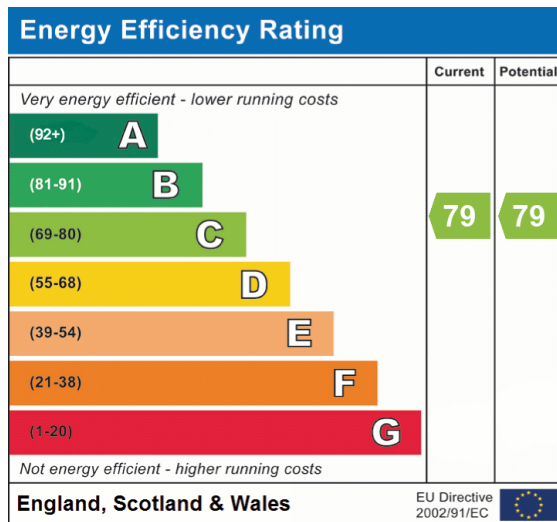
13' 11" max. x 10' 0" max. (4.24m x 3.05m)

#### Bedroom 2

10' 0" x 7' 2" (3.05m x 2.18m)

#### 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.