

## £101,500 Shared Ownership

Lyell House, 101 Magnetic Crescent, Enfield, London EN3 7GA



- Guideline Minimum Deposit £10,150
- Ground Floor
- Modern Double Glazing and Gas Central Heating
- Secure Underground Parking Space
- Guide Min Income Dual £32.2k | Single £38.4k
- Approx. 671 Sqft Gross Internal Area
- Balcony
- Short Walk from Enfield Lock Station

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £290,000). This modern, two-bedroom property is on the ground floor and has a reception room with wood flooring and south-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 double bedroom, a good-sized bathroom and a large hallway storage/utility cupboard. Well insulated walls, double glazing and gas central heating make for a good energy-efficiency rating. Lyell House and the adjoining buildings share a large communal courtyard and bike store 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:** 35% (£101,500). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £404.57 per month (subject to annual review).

**Service Charge:** £126.57 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £32,200 | Single - £38,400 (based on minimum share and 10% deposit).

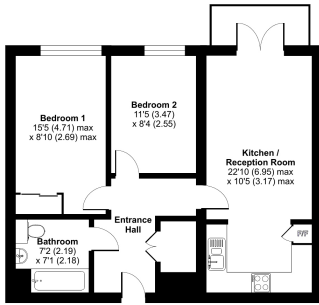
**Council Tax:** Band C, London Borough of Enfield. Priority is given to applicants living and/or working in this local authority.

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).



### Magnetic Crescent, Enfield, EN3

Approximate Area = 671 sq ft / 62.3 sq m  
For identification only - Not to scale



GROUND FLOOR

① Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). Produced for Urban Moves. REF: 1310556

## DIMENSIONS

### GROUND FLOOR

#### Entrance Hall

#### Bathroom

7' 2" max. x 7' 1" max. (2.18m x 2.16m)

#### Bedroom 1

15' 5" x 8' 10" (4.71m x 2.69m)

#### Bedroom 2

11' 5" x 8' 4" (3.47m x 2.55m)

#### Reception

22' 10" max. x 10' 5" max. (6.96m x 3.17m)

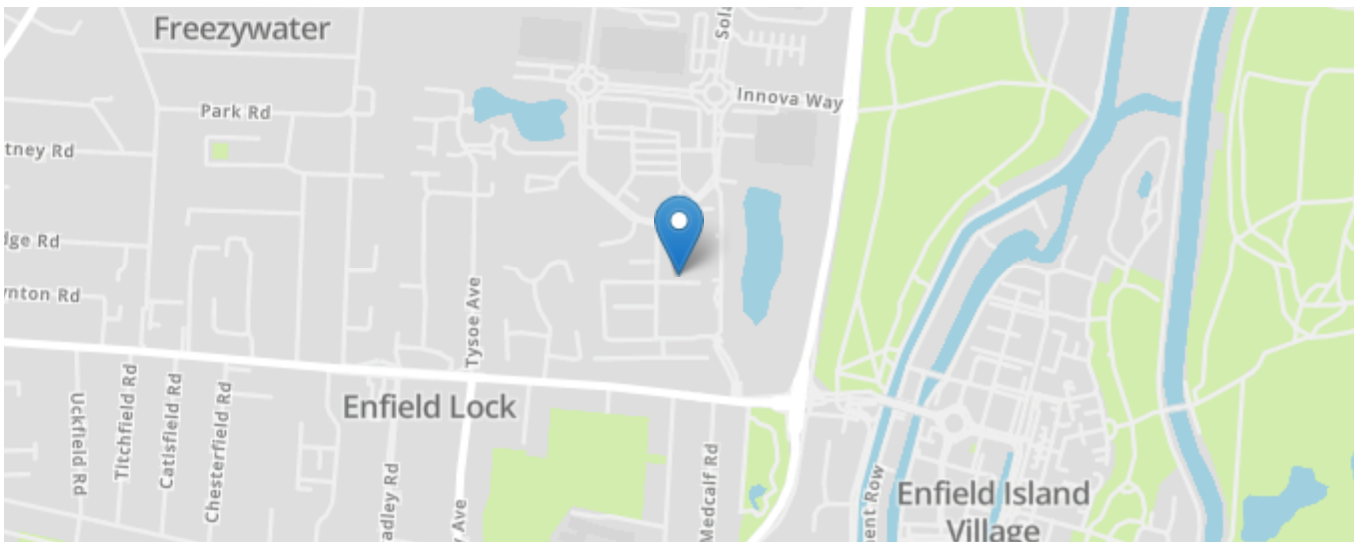
#### Balcony

#### Kitchen

included in reception measurement

### 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>	79	79
(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.