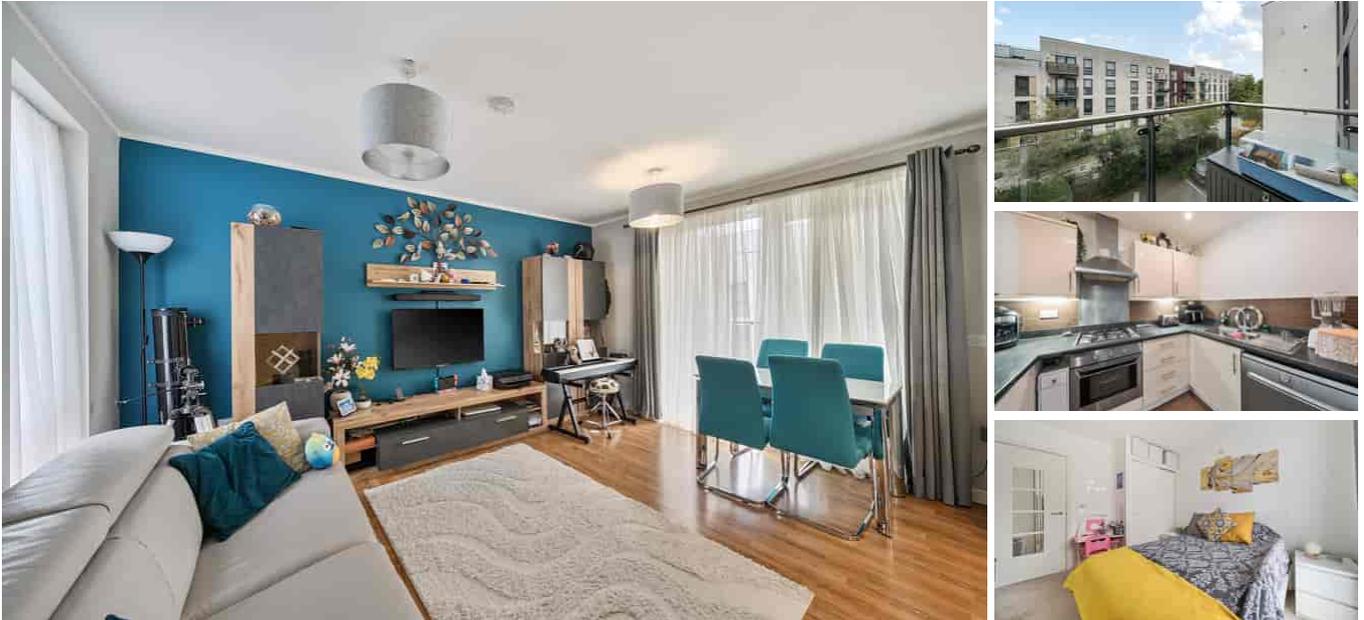


## £142,500 Shared Ownership

Fermi House, 4 Velocity Way, Enfield, London EN3 7GL



- Guideline Minimum Deposit £14,250
- Second Floor with Balcony
- Very Good Energy Efficiency Rating
- Communal Garden
- Guide Min Income - Dual £45.3k Single £51.8k
- Approx. 626 Sqft Gross Internal Area
- Parking Space
- Short Walk to Enfield Lock Station

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 50% share. Full market value £285,000). A smartly-presented apartment on the second floor of this modern development. The property has a naturally-lit entrance hallway leading to a dual-aspect reception room with 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. Fermi House and the adjoining buildings share a gated car park that includes a space allocated to this apartment. The development also has a large communal garden which is adjacent to Fermi House. Enfield Lock Station, for services into Liverpool Street, is only a short walk away. There is a secondary school very close by and Ofsted list three primaries within a half-mile radius - all four are rated 'Good'.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/04/2018).

**Minimum Share:** 50% (£142,500). The housing association will expect that you will purchase the largest share affordable.

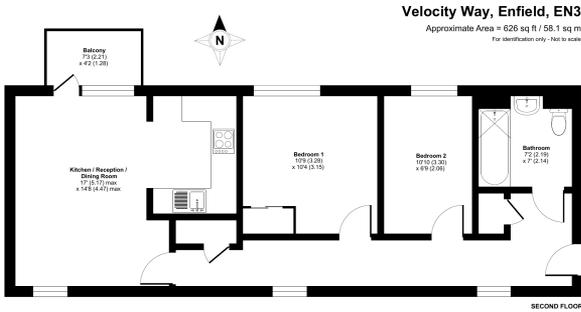
**Shared Ownership Rent:** £460.45 per month (subject to annual review).

**Service Charge:** £201.07 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £45,300 | Single - £51,800 (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).



1 Floor plan produced in accordance with RICS Property Measurement 2nd Edition. For more information on the RICS Property Measurement Standards (IPMS) visit: [www.rics.org.uk/standards](http://www.rics.org.uk/standards). Produced for Urban Moves. Ref: UM007

## DIMENSIONS

### SECOND FLOOR

#### Entrance Hallway

#### Bathroom

7' 2" max. x 7' 0" max. (2.19m x 2.14m)

#### Bedroom 2

10' 10" x 6' 9" (3.30m x 2.06m)

#### Bedroom 1

10' 9" x 10' 4" (3.28m x 3.15m)

#### Reception

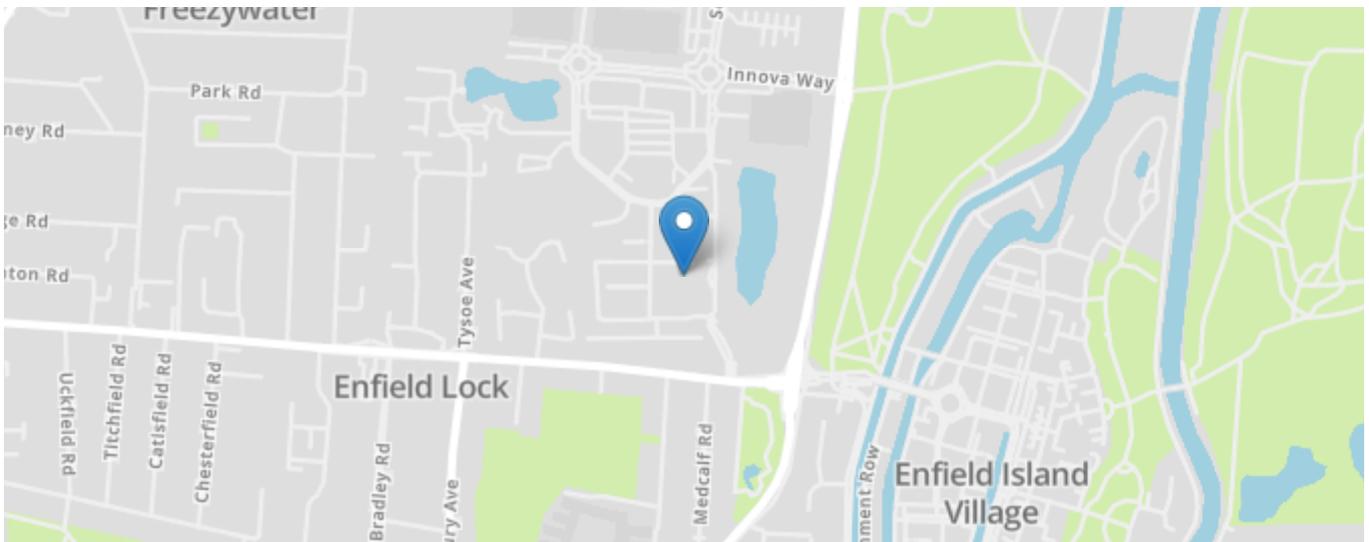
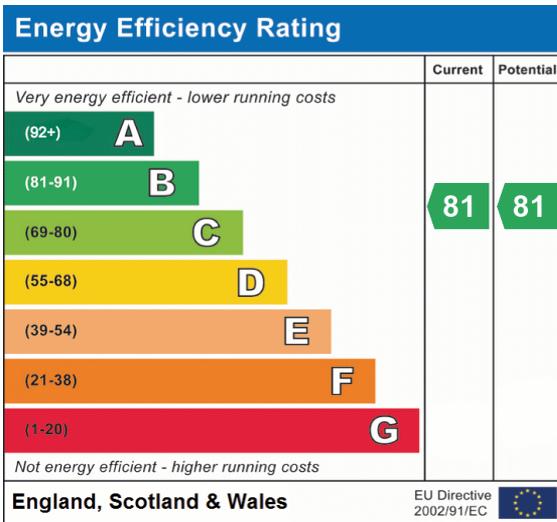
17' 0" max. x 14' 8" max. (5.17m x 4.47m)

#### Kitchen

included in reception measurement

#### Balcony

7' 3" x 4' 2" (2.21m x 1.28m)



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.