



Flat 2 Holywell Lodge, 130 The Ridgeway, Enfield, EN2 8JN

£485,000



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Lanes Enfield Town are pleased to offer this spacious ground floor TWO DOUBLE BEDROOM apartment with direct access to own PRIVATE PATIO and communal gardens. This modern development is located on the sought after 'The Ridgeway' on the corner of High Oaks, within close proximity to Gordon Hill Rail Station and bus routes into Enfield Town shopping centre.

Some of the many benefits include a generous living room with a SOUTH FACING balcony/terrace, en-suite to main bedroom, SHARE OF FREEHOLD with long lease of over 900 years, underground gated car park, lift and security entry system. The property is being offered CHAIN FREE.



Inner Hallway

High grade laminate wood flooring, coving to ceiling, alarm panel, video entry phone system, airing cupboard, storage cupboard, radiator, doors to lounge, kitchen, bedrooms and shower room.

Lounge 19'9" x 15'4" (6.02m" x 4.67m")

High grade laminate wood flooring, coving to ceiling, two radiators, uPVC double glazed window to rear aspect, uPVC double glazed door leading to terrace area, television aerial point, telephone point, french doors leading to kitchen.

Kitchen 12'7" x 10'6" (3.84m" x 3.20m")

uPVC double glazed window to rear aspect, spotlights to ceiling, radiator, tiled flooring, part-tiled walls, eye and base level units, sink with mixer tap, integrated fridge/freezer, fitted 'Bosch' double electric oven, fitted microwave, fitted 'Bosch' electric hob with extractor over, integrated washing machine, integrated dishwasher, granite worktops, cupboard housing 'Glow Worm' boiler.

Bedroom One 13'4" x 12'4" (4.06m" x 3.76m")

Two uPVC double glazed windows to side aspect, coving to ceiling, fitted wardrobes, door to en-suite.

En-Suite

Tiled flooring, tiled walls, heated towel rail, spotlights to ceiling, extractor fan, panelled bath with mixer tap and shower attachment, wash hand basin with mixer tap, low level WC, walk in shower cubicle.

Bedroom Two

17'2" x 10'7" narrowing to 13'4" (5.23m" x 3.23m" narrowing to 4.06m")

Two uPVC double glazed windows to side aspect, radiator, coving to ceiling, fitted wardrobes, fitted dressing table.

Shower Room

Tiled flooring, part-tiled walls, spotlights to ceiling, heated towel rail, coving to ceiling, low level WC, wash hand basin with mixer tap, walk-in shower cubicle, extractor fan.

Terrace

Outside tap, tiled flooring, outside light, gate opening onto further tiled terrace seating area, access to communal gardens.





GROUND FLOOR
1197 sq.ft. (111.2 sq.m.) approx.

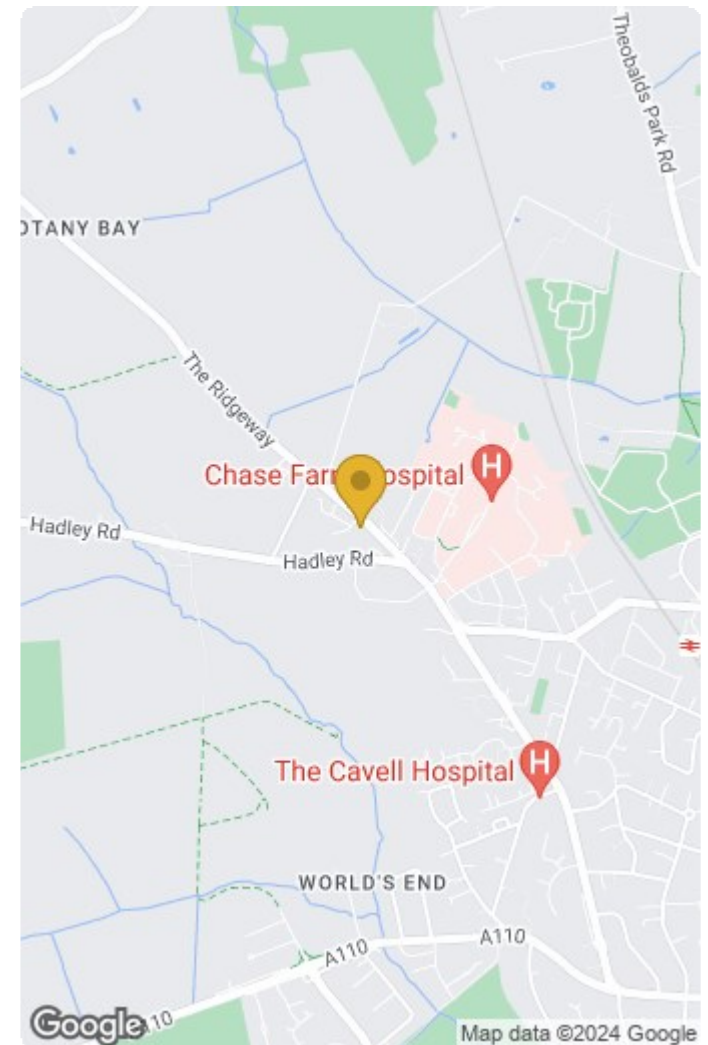


TOTAL FLOOR AREA: 1197 sq.ft. (111.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B		81	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

