



Langton Court, The Ridgeway,

EN2 8PD

£460,000 Share of Freehold

Castles



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A spacious and well maintained 2 double bedroom ground floor apartment located in a modern block on The Ridgeway within approximately 0.5 miles to Enfield Chase and Gordon Hill stations and Enfield Town shopping centre. The property is offered for sale on immediate vacant possession, chain free basis and internal viewing is highly recommended. Features include: allocated parking space, video entryphone, double glazing, gas central heating, spacious living room with patio doors leading to communal gardens, large entrance hall, fitted kitchen, main bedroom with built-in wardrobe and en-suite shower room, communal gardens, ground floor.

EPC Rating: C
Current: 74 Potential: 76

Council Tax Band: F

As advised by seller:-
Terms of Lease: 125 years from 22/01/1997.
Approximately 98 years remain.
Ground Rent: £0
Service Charge: Approx. £2,000 PA

Agents Note:- We are advised of potential upcoming maintenance works to building within next 12 months.

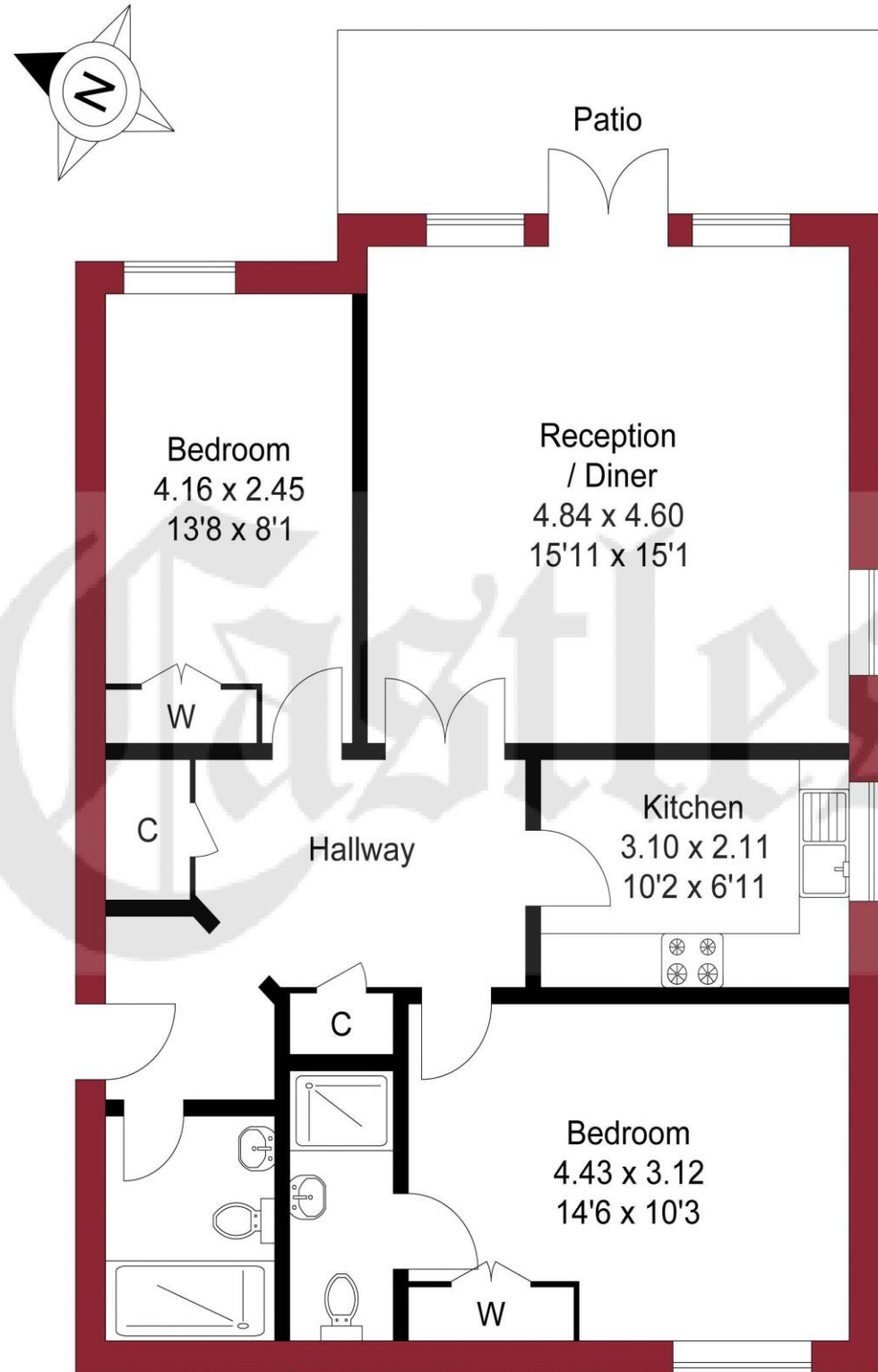
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020 8804 8000
enfield@castles.london



APPROXIMATE GROSS INTERNAL AREA
74.51 sqm / 802.01 sqft



THIS PLAN IS FOR ILLUSTRATION ONLY AND MAY NOT BE REPRESENTATIVE OF THE PROPERTY

An overview of Enfield

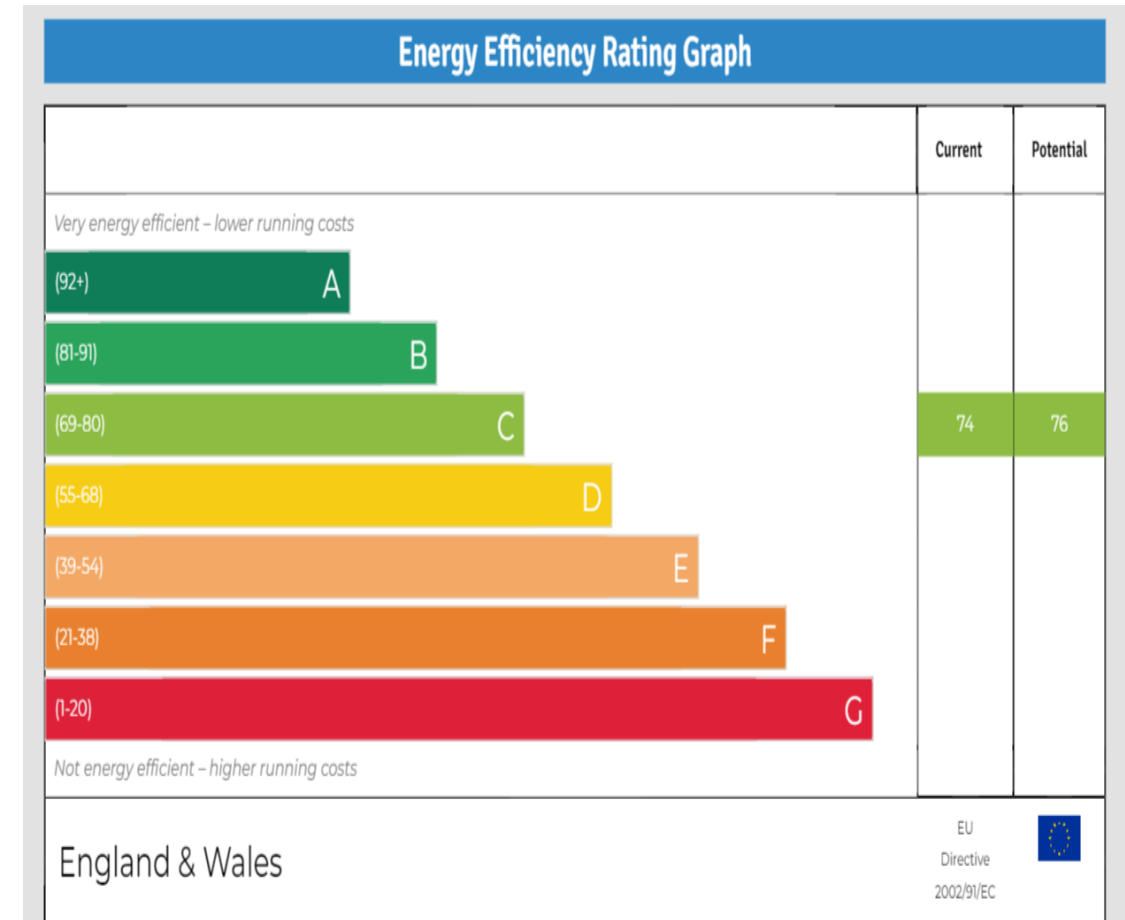
Enfield boasts a proud and distinguished history, home to several country houses and ancient monuments, the area also hosts a notable contingent of famous residents both past and present.

With affordable homes and a safe, green environment, Enfield attracts many buyers pleasantly surprised by the good value of property compared to some of the more pricey neighbouring boroughs.

On the lush, green perimeter of London, Enfield has excellent transport links with a quick and easy train journey into the City and West End.

There are a range of activities to keep residents busy in the borough with seven bustling shopping areas, 900 hectares of parks, three golf clubs, and numerous cinemas, theatres and museums. There is a diverse community residing in the area.

Notable for its range of great schools, vast green spaces and bustling retail centres, as well as good transport links to the rest of the city, Enfield is undoubtedly a thriving place to live and work and proves an excellent choice for first time buyers, families, young professionals and property investors alike."



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