



THE FLAT, VILLAGE HALL DEEVES HALL LANE, RIDGE EN6 3LP

Offers In The Region Of £345,000 | Leasehold

ANDREW WARD EST. 1988
ESTATE AGENTS



Property Overview

We are delighted to offer this unique property located in the stunning village of Ridge within easy reach of Potters Bar, Shenley and Borehamwood enjoying outstanding views over the Hertfordshire countryside. This individual two double bedroom first floor maisonette is situated above the village hall, with the added benefit of off street parking, and a long lease with low outgoings.

The accommodation comprises a welcoming entrance hall, a spacious reception room, kitchen/breakfast room, two double bedrooms, and a contemporary bathroom.





Property Features

- RECEPTION ROOM: 17'0 x 11'3
- KITCHEN: 9'5 x 10'4
- OFF STREET PARKING
- LONG LEASE
- MAGNIFICENT VIEWS
- BEDROOM 1: 10'9 x 14'5
- BEDROOM 2: 10'9 x 10'4
- BATHROOM
- SEMI RURAL LOCATION
- SPACIOUS ACCOMMODATION

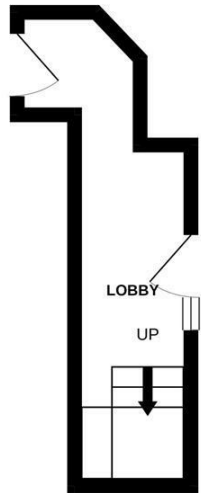
Agents Notes

The property benefits from having its own entrance door, gas central heating and double glazed windows. We have been advised that the lease has approximately 135 years remaining, a "peppercorn" ground rent, with no fixed service charge. If works are required to the roof, then the leaseholder of this property would be liable for 56% of the repair costs and 28% towards the building insurance.

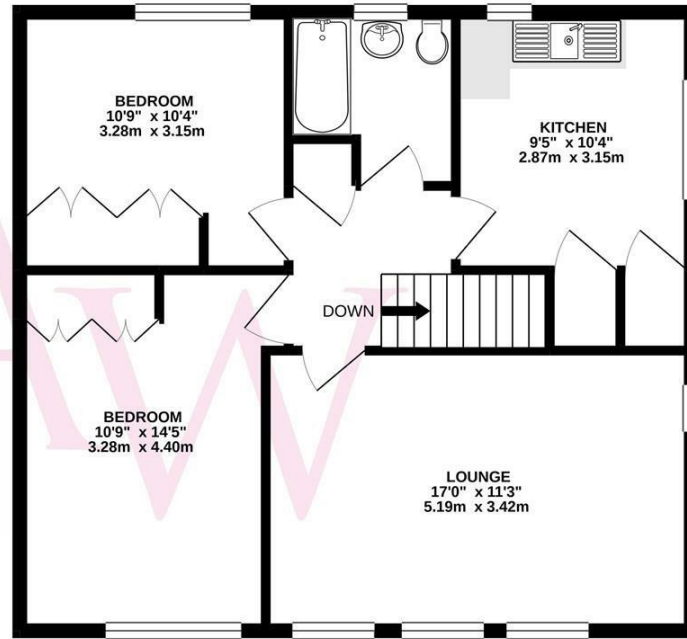
EPC RATING: E

COUNCIL TAX BAND: C

GROUND FLOOR
85 sq.ft. (7.9 sq.m.) approx.



1ST FLOOR
665 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA: 751 sq.ft. (69.7 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.
Made with Metropix 62021.



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All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.

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