



**Holly Tree Lodge, The Ridgeway, Enfield, EN2 8QT**

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## **Holly Tree Lodge, The Ridgeway, Enfield**

A beautifully appointed first floor two bedroom, two bathroom balcony apartment situated in this modern block built approximately 30 years ago, within close proximity of Gordon Hill Rail Station (Moorgate Line) and local shops and within easy access of Enfield Town with its multiple shopping facilities, parks, schools and transport hub.

The first floor apartment is well appointed throughout and has many pleasing features.



### **Entrance Hall**

Wood floor, radiator, coving to ceiling, storage cupboard, video entryphone system.

### **Lounge**

18' 2" x 13' ( 5.54m x 3.96m )

Wood floor, coving to ceiling, two radiators, double glazed double doors to balcony, door to kitchen.

### **Balcony**

East facing balcony.

### **Kitchen**

11' 9" x 6' 10" ( 3.58m x 2.08m )

Comprises a range of gloss white base and wall cabinets with contrasting work surface, one and half bowl composite sink and drainer, integrated electric oven and grill, ceramic hob with fume extractor fan over, tiled splashback, plumbing for washing machine, space for fridge-freezer, gas central heating boiler, ceramic tiled floor, coving to ceiling, sunken spotlights to ceiling, radiator.

### **Bedroom One**

13' 8" max x 9' 10" max ( 4.17m max x 3.00m max )

Wood floor, radiator, coving to ceiling, two double built-in wardrobe cupboards with cupboard over bed space, door to en-suite.

### **En-Suite**

Fully tiled floor and walls, low flush WC with concealed cistern, vanity basin with cupboard under, tiled shower cubicle with glass door, heated towel rail radiator, extractor fan, spotlights to ceiling, shaver point with wall light.

### **Bedroom Two**

11' 3" x 8' 9" ( 3.43m x 2.67m )

Wood floor, coving to ceiling, radiator.

### **Bathroom**

Low flush WC with concealed cistern, panelled bath with mixer tap and shower attachment, glass shower screen, vanity basin with cupboard under, ceramic tiled floor, part tiled walls, extractor fan, shaver point, heated towel rail, coving to ceiling.

### **Outside**

Allocated parking space.



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## Holly Tree Lodge, The Ridgeway

- Balcony
- Allocated Parking Space
- En-Suite To Master Bedroom
- Two Double Bedrooms
- Lift Service To All Floors

Tenure: Leasehold EPC Rating: C

**OIEO £400,000**

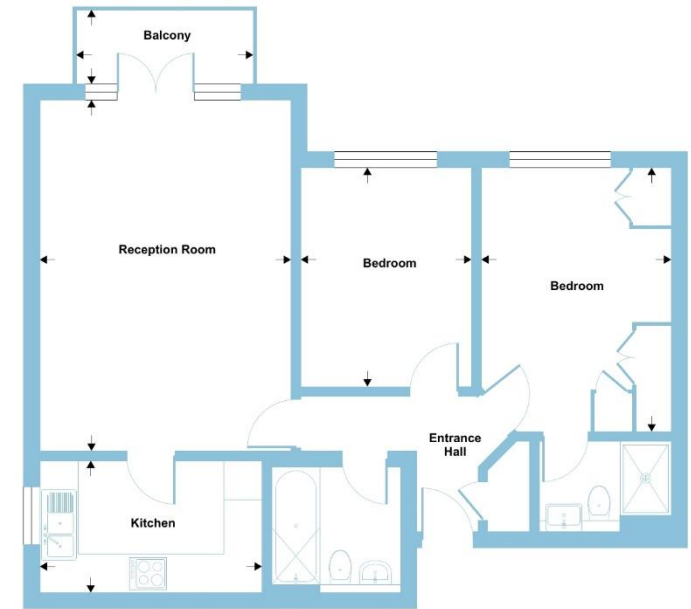


Please note the marker reflects the postcode not the actual property



## The Ridgeway, EN2

Approximate Area = 723 sq ft / 67.2 sq m  
For identification only - Not to scale



SECOND FLOOR

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This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 1993. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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Property Ref:  
ENF104197 - 0004



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchcom 2024. Produced for Barnard Marcus. REF: 1091130



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