



**Athena Court, Chase Ridings, Enfield, EN2 7QQ**

**welcome to**

## **Athena Court, Chase Ridings, Enfield**

A stunning and immaculate chain free first floor three bedroom luxury apartment, in a superb modern development in this most sought after location, within walking distance of Enfield Town multiple shopping centre and Enfield Chase Rail Station (Moorgate Line). Greenbelt countryside, Oakwood Underground Station (Piccadilly Line) and the M25 Motorway are all close at hand.

The beautifully presented accommodation benefits from two parking spaces and Westerly Facing terrace.



### **Communal Entrance Hall**

Beautifully presented communal entrance hall with access via video entryphone system, lift access to all floors.

### **Apartment Entrance Hall**

Extremely spacious entrance hall with porcelain tiled floor and underfloor heating, two double built-in cupboards, one housing megaflo hot water system, double doors to lounge.

### **Lounge**

21' 3" at widest x 10' 4" at widest ( 6.48m at widest x 3.15m at widest )

Dual aspect room with fitted carpet, underfloor heating, two sets of double glazed French doors opening to terrace at the front and Juliet balcony to rear, spotlights.

### **Kitchen**

14' 5" at widest x 8' 4" at widest ( 4.39m at widest x 2.54m at widest )

Beautifully and comprehensively fitted in contemporary wall base units with toning granite and upstands, under mount sink, electric induction hob with extractor above, integrated dishwasher and washing machine, built-in double oven, integrated fridge-freezer, double glazed windows to rear, porcelain tiled floor with underfloor heating cupboard housing wall mounted gas central heating boiler (for underfloor heating), spotlights.

### **Bedroom One**

15' 6" at widest x 12' 3" at widest ( 4.72m at widest x 3.73m at widest )

Fitted carpet, range of modern built-in wardrobe cupboards and matching drawer unit, underfloor heating, spotlights, double glazed French doors with Juliet balcony to rear. Door to:-

### **En-Suite Shower Room**

Spacious room with panelled bath, separate corner shower cubicle, hand basin with drawer beneath, low flush WC with concealed cistern, porcelain tiled floor with underfloor heating fully tiled walls, heated towel rail, double glazed windows to side, spotlights.

### **Bedroom Two**

14' 5" at widest x 8' 5" at widest ( 4.39m at widest x 2.57m at widest )

Fitted carpet, double built-in wardrobe cupboard, double glazed window to rear, spotlights.

### **Bedroom Three**

14' 5" at widest x 6' at widest ( 4.39m at widest x 1.83m at widest )

Fitted carpet, underfloor heating, range of fitted cupboards and desk, spotlights, double glazed window to rear.

### **Guests Shower Room / WC**

Fully tiled double shower cubicle with drop head shower, wash hand basin with cupboard under, low flush WC with concealed cistern, porcelain tiled floor with underfloor heating, chrome heated towel rail, fully tiled walls, spotlights.

### **Outside**

The small attractive development is approached via security gates which are remote controlled with direct access to two allocated parking spaces. There is a brick built dustbin shed and bicycle shed and side pedestrian access to garden.

### **Communal Lawn**

Accessed via a side entrance with flower and shrub borders and separate patio which is communal.



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## Athena Court, Chase Ridings, Enfield

- No Chain
- Three Bedrooms
- Two Bathrooms (One En-Suite)
- Underfloor Central Heating
- Westerly Facing Terrace

Tenure: Leasehold EPC Rating: C

guide price

**£600,000**



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
ENF103939 - 0003

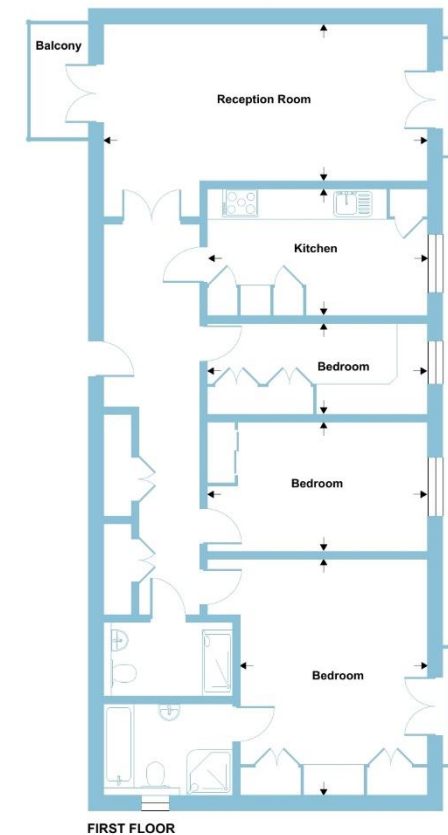
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Chase Ridings, Enfield, EN2

Approximate Area = 1080 sq ft / 100.3 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Barnard Marcus. REF: 1089998



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