



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

welcome to

Holly Tree Lodge, The Ridgeway, Enfield

A beautifully appointed two bedroom, two bathroom ground floor 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.



Entrance Hall

Wood laminate floor, double radiator, coving to ceiling, video entryphone system, storage cupboards.

Lounge

18' 3" x 13' (5.56m x 3.96m)

Wood laminate floor, coving to ceiling, radiator, door to kitchen.

Kitchen

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

Fitted in a range of light grey units, comprising modern base and wall units with a single bowl stainless steel sink inset to worksurface, gas hob with extractor fan over, integrated electric oven and grill, plumbing for washing machine, integrated fridge-freezer, larder cupboard, ceramic tiled floor, coving to ceiling, sunken spotlights to ceiling, gas central heating boiler, window to side.

Bedroom One

13' 8" x 9' 9" (4.17m x 2.97m)

Fitted carpet, coving to ceiling, radiator, door to en-suite shower room.

En-Suite Shower Room

Comprising vanity wash hand basin with cupboards under, low flush WC with concealed cistern, extractor fan, ceramic tiled floor, radiator, large shower cubicle with sliding glass door, part tiled walls.

Bedroom Two

11' 4" x 8' 10" (3.45m x 2.69m)

Fitted carpet, radiator, coving to ceiling.

Family Bathroom

Comprises vanity wash hand basin with cupboards under, mixer tap over, low flush WC, panelled bath with mixer tap and shower attachment, glass shower screen, part fully tiled walls, ceramic tiled floor, radiator, extractor fan.

Outside

Communal gardens to front are laid to lawn with mature trees and attractive brick retaining wall, allocated parking space to rear.



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- Large Lounge
- En-Suite To Master Bedroom
- Chain Free
- Allocated Parking Space
- Video Entryphone System

Tenure: Leasehold EPC Rating: C

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.

£375,000



Please note the marker reflects the postcode not the actual property

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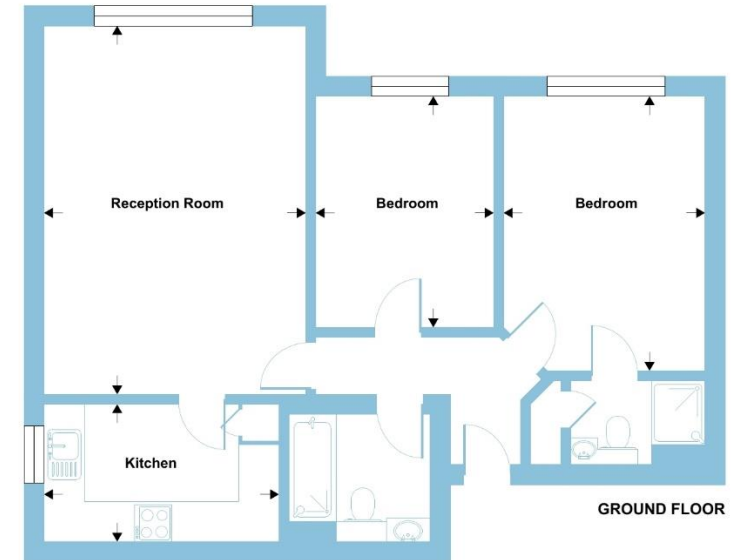
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Approximate Area = 720 sq ft / 66.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richiecom 2024. Produced for Barnard Marcus. REF: 1111381




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