

Oakington Court, The Ridgeway, Enfield, EN2 8QJ



welcome to

Oakington Court, The Ridgeway, Enfield

Barnfields are delighted to offer for sale this superb, three bedroom ground floor luxury apartment located on Enfield Ridgeway. The property has the added bonus of two allocated secure underground parking spaces and is offered on a chain free basis.

Must be viewed to be fully appreciated.







Hallway

Entryphone system, large storage cupboard, amtico flooring, radiator.

Reception Room

18' 6" max x 18' 2" (5.64m max x 5.54m)

Double glazed French doors to the rear aspect opening to balcony overlooking the garden, Amtico flooring, radiator.

Kitchen / Diner

12' 6" x 10' 10" (3.81m x 3.30m)

Double glazed windows to side, range of fitted wall and base with toning worktops, electric hob with oven beneath and extractor above, sink drainer unit, tiled splashbacks, integrated fridge/freezer, integrated dishwasher and washing machine, spotlights, radiator.

Bathroom

Panelled bath with shower attached, wash basin, low level WC, spotlights, tiled walls and floor.

Bedroom One

13' 8" max x 13' 5" (4.17m max x 4.09m)

Fitted carpet, double glazed window to the side aspect, radiator, built-in wardrobes.

En-Suite Shower Room

Tiled walls and flooring, spotlights, radiator, step-in shower cubicle, wash basin low level WC.

Bedroom Two

10' 11" max x 10' 5" (3.33m max x 3.17m)

Double glazed window to the front aspect, radiator, fitted carpet, built-in wardrobes.

Bedroom Three

10' 6" x 8' 8" (3.20m x 2.64m)

Double glazed window to the front aspect, double radiator, fitted carpet.

Outside

Well manicured rear communal garden with central water fountain.

Secure Parking

Two secure allocated underground parking spaces.

NB A large portion of the flat has the unique benefit of no dwelling above.















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Oakington Court, The Ridgeway

- Three Bedrooms
- Lounge
- Two Bathrooms
- Balcony
- Ground Floor

Tenure: Leasehold EPC Rating: C

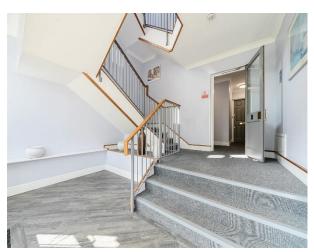
This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Dec 1999. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£685,000



Please note the marker reflects the postcode not the actual property





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Property Ref: ENF104566 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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