



Nevilles Court, The Ridgeway, Enfield, EN2 8PQ

welcome to

Nevilles Court, The Ridgeway, Enfield

A spacious and well presented first floor one bedroom apartment, situated in this popular residential location, just minutes from Enfield Chase Rail Station (Moorgate Line), Little Waitrose, local restaurants and shops and within easy access of the M25 Motorway and Enfield Town with its multiple shopping facilities, transport hub and parks.

The property is offered on a chain free basis with a new 999 year lease and has many pleasing features:-



Entrance Hall

Fitted carpet, two storage cupboards, sunken mat, double radiator.

Lounge

14' 8" x 10' 7" (4.47m x 3.23m)

Fitted carpet, double radiator, door to kitchen.

Kitchen

10' 6" x 6' 9" (3.20m x 2.06m)

Fitted in range of modern grey base and wall cupboards with wooden worksurface, one and half bowl stainless steel sink and drainer with tiled splashback, wood effect vinyl floor, integrated electric oven and grill, electric hob with chrome splashback, extractor fan over, double radiator, integrated washing machine, dishwasher and fridge-freezer.

Bedroom

11' 3" x 10' 9" (3.43m x 3.28m)

Fitted carpet, radiator.

Bathroom

Comprises a modern white suite with panelled bath, glass shower screen, vanity basin with cupboards under, low flush WC, fully tiled walls, vinyl floor, heated towel rail, extractor fan, window to rear.

Outside

Pleasant communal gardens surround the block which are laid to lawn with mature trees. Brick built garage en bloc to rear.



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welcome to

Nevilles Court, The Ridgeway, Enfield

- New 999 Year Lease On Completion
- Spacious Lounge
- Garage
- Good Sized Double Bedroom
- Chain Free

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Dec 1973. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£300,000



Please note the marker reflects the postcode not the actual property

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APPROX. GROSS INTERNAL FLOOR AREA 597 SQ FT 55.5 SQ METRES (EXCLUDES GARAGE)



GROUND FLOOR
abt 476 SQFT (INTERNAL)



GARAGE
abt 121 SQFT (INTERNAL)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Property Ref:
ENF104667 - 0002

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