

The Ridgeway, Enfield, EN2 8NS



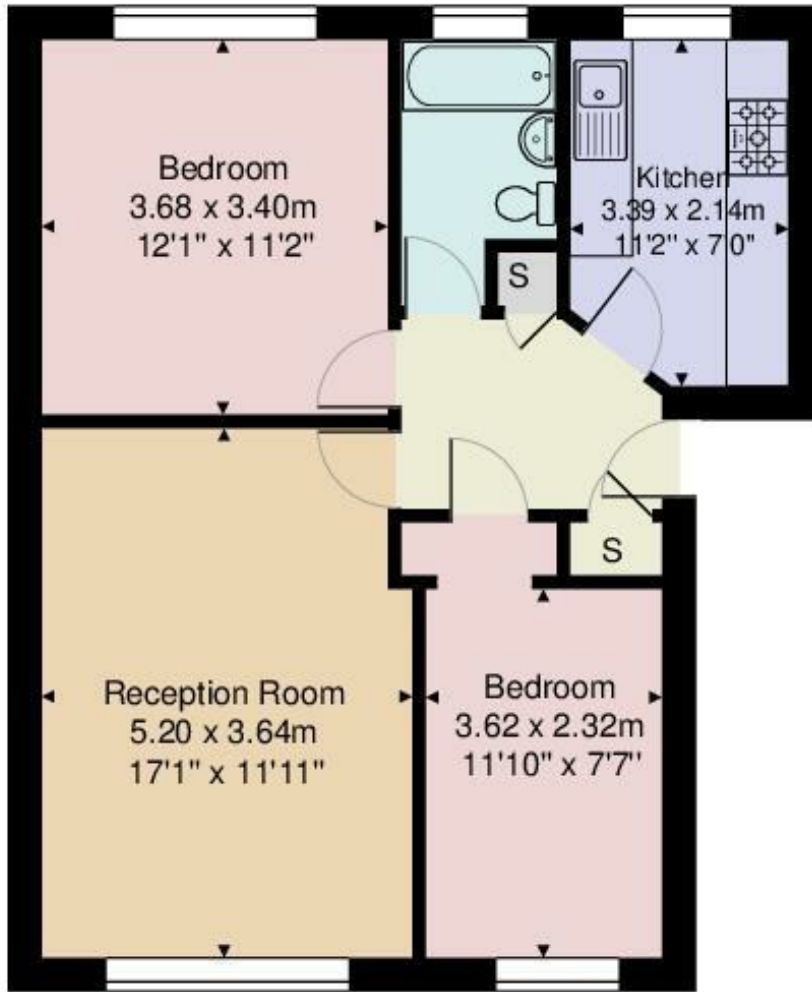
£355,000

Kings Group-Enfield Town are delighted to present this WELL PRESENTED TWO DOUBLE BEDROOM FIRST FLOOR FLAT offered on a chain free basis. This ideal first time purchase or investment opportunity is within close proximity of transport links including local bus routes and Enfield Chase Station(0.3 miles) and Gordon Hill Station(0.6 miles) both offering direct links into the City. Located in the highly sought after Ridgeway location, the property also provides easy access to local shops and amenities. The property comprises a naturally bright and airy living room, fitted kitchen, two double bedrooms, a three piece bathroom suite and ample storage space.



Sherringham Court- EN2

Approximate Gross Internal Area 59.1 m² ... 637 ft²



FIRST FLOOR

This Plan is for illustration purpose only and used as general indication of the proposed layout of the property. Dimensions are maximum and approximate and may vary.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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