



The Ridgeway, EN2 8QJ  
Enfield





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Kings Group-Enfield Town are delighted to present this CHAIN FREE THREE DOUBLE BEDROOM FIRST FLOOR APARTMENT located in the highly sought after Ridgeway location. Spanning approximately 126sqm, this spacious apartment provides ample space for family living or accommodating guests. Accommodation comprises an impressive 23ft dual aspect living room with direct access to your own private balcony and provides views of the beautifully presented communal gardens, a modern fitted kitchen/diner a culinary enthusiast's dream, complete with integrated appliances and ample space for dining, three double bedrooms with an en-suite shower room to the master, a three piece family bathroom suite and ample storage space throughout. The property also benefits from gated underground parking for two vehicles and lift access. Conveniently located the property is a short distance from local shops an amenities, as well as transport links including Gordon Hill Station and Enfield Chase Station.

Offers In Excess Of £700,000



- Chain Free
- En-Suite Shower Room to the Master Bedroom and a Three Piece Family Bathroom
- An Impressive 23ft Dual Aspect Living Room with Direct Access to Your Own Private Balcony
- Lift Access
- Ample Storage Space

### Hallway

Entry phone system, Storage cupboard x2, Coved ceiling, Carpeted flooring, Smoke alarm x2, Power points

### Reception Room 23'1 x 14'7 (7.04m x 4.45m)

Double glazed window to the side aspect, Double glazed French doors to the rear aspect leading to your own balcony, Coved ceiling, Double radiator x2, Laminate flooring, Power points, TV aerial point

### Kitchen/Diner 14'3 x 8'2 (4.34m x 2.49m)

Double glazed window to the front aspect, A range of base and wall units with flat top work surfaces, Integrated cooker with electric oven, Gas hob, Integrated extractor hood, Sink drainer unit, Tiled splash backs, Integrated fridge/freezer, Integrated dishwasher, Integrated washing machine, Spotlights, Radiator, Power points

### Bathroom 7'6 x 6'2 (2.29m x 1.88m)

Double radiator, Tiled flooring, Tiled walls, Panel enclosed bath with shower attached, Wash basin with pedestal, Low level WC, Spotlights, Extractor fan, Shaver point

### Bedroom 1 16'8 x 14'2 (5.08m x 4.32m)

Double glazed window to the front aspect, Coved ceiling, Double radiator, Carpeted flooring, Built in wardrobes, Power points

### En-Suite Shower Room 9'4 x 4'2 (2.84m x 1.27m)

Tiled walls, Tiled flooring, Extractor fan, Shaver point, Spotlights, Double radiator, Shower cubicle, Wash basin with pedestal, Low level WC

### Bedroom 2 12'7 x 11'8 (3.84m x 3.56m)

Double glazed window to the front aspect, Coved ceiling, Double radiator, Carpeted flooring, Built in wardrobes, Power points

- A Magnificent Three Double Bedroom First Floor Apartment
- Modern Fitted Kitchen/Diner with an Array of Integrated Appliances
- Underground Allocated Parking for 2 Vehicles
- Well Maintained Communal Gardens
- Within Close Proximity of Transport Links Including Enfield Chase Station and Gordon Hill Station

### Bedroom 3 11'7 x 11'2 (3.53m x 3.40m)

Double glazed window to the front aspect, Double radiator, Coved ceiling, Laminate flooring, Power points

### Balcony 10'8 x 5'1 (3.25m x 1.55m)





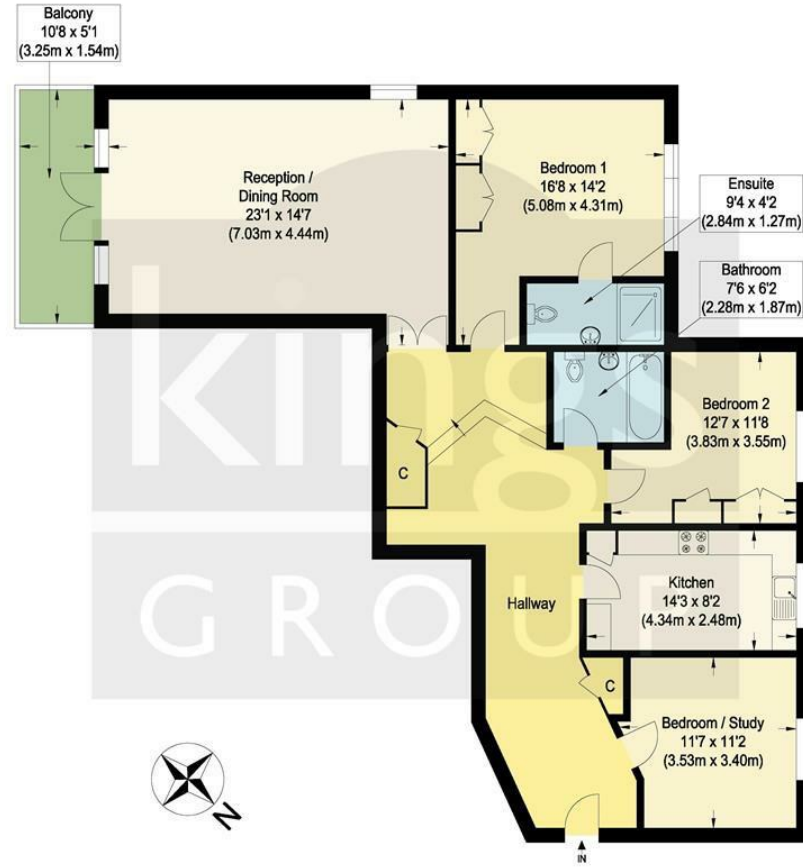
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus)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



First Floor

### Oakington Court

Approximate Gross Internal Floor Area : 126.0 sq m / 1356.25 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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