



Oakington Court, Enfield

£650,000

Havilands

the advantage of experience



- Three Bedroom Apartment
- Chain Free
- Ground Floor
- Leasehold - 163 Years Remaining
- Allocated Underground Parking
- En-Suite to Master Bedroom
- Raised Terrace/Balcony
- Walking Distance to Enfield Chase Mainline Station (Moorgate approx 35 mins)
- Within Catchment of One Degree and Wren Academies
- Within Catchment of Grange Park Primary & Highlands Schools



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Havilands are pleased to offer For Sale on a CHAIN FREE basis, this spacious THREE BEDROOM APARTMENT located within Oakington Court, EN2. Positioned on the corner of Ridgemount Gardens and The Ridgeway, the property is offered with a remaining lease of 163 years. Situated on the GROUND FLOOR, the apartment is comprised of: Three Bedrooms with En-Suite to the Master Bedroom, Family Bathroom, Lounge/Diner and Kitchen. The property also benefits from a raised terrace/balcony as well as allocated underground parking for two vehicles. The apartment offers 1126sqft of living space and is ideal for those considering downsizing.

The property is conveniently located close to public transport stops with regular bus routes into Enfield, Southgate and beyond as well as being within walking distance of Enfield Chase Mainline Station offering direct rail links into central London (Moorgate approx 35 mins) with connections to Overground and Underground services en-route. Nearby are a number of local shops and amenities on Windmill Hill including Little Waitrose & Tesco Express with larger stores also easily accessible by foot, car or public transport in Enfield Town, Southgate and Winchmore Hill.

Education options are in abundance with the property falling within catchment of a number of schools including: One Degree Academy, Grange Park Primary & Chase Side Primary as well as secondary schools including Highlands, Wren, Enfield Grammar and Enfield County. There is also plenty of green space nearby with Trent Park, Hilly Fields Park & Whitewebbs Park all easily accessible. Viewing is highly recommended - to arrange a viewing, please get in touch.

Leasehold Information:

Tenure: Leasehold

Lease Term: 189 Years from 25/12/1999

Lease Remaining: 163 Years

G/Rent: TBC

S/Charge: TBC

Local Authority: Enfield Borough

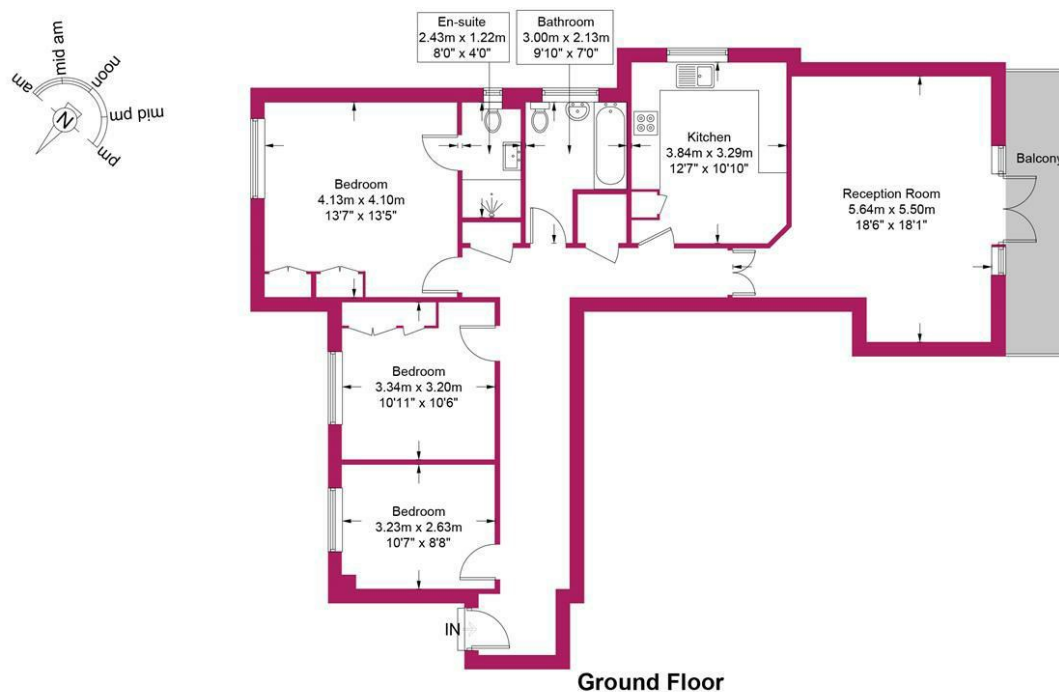
Council Tax: Band G (£3606.70 25/26)

EPC Rating: Current 72(C); Potential 76(C)

For more images of this property please visit havilands.co.uk

Oakington Court, EN2

Approximate Gross Internal Area = 1126 sq ft / 104.6 sq m



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	76
(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	

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This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



**Certified
Property
Measurer**

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come by and meet the team

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