



Langton Court, The Ridgeway, Enfield, EN2 8PD

welcome to

Langton Court, The Ridgeway, Enfield

Barnfields have pleasure in offering this spacious and well presented two bedroom, two bathroom balcony apartment situated in the ever popular Ridgeway, within close proximity of local amenities including Enfield Chase Rail Station (Moorgate Line), the Little Waitrose, local shops, pubs and restaurants and within easy reach of Enfield Town with its multiple shopping centre and historic conservation area, parks and bus routes. The M25 Motorway is close at hand.

The property is well presented throughout and is offered on a chain free basis.





Spacious Entrance Hall

Fitted carpet, coving to ceiling, airing cupboard housing hot water tank, meter/storage cupboard, door entryphone system, double radiator with cover over, double doors to lounge.

Dual Aspect Lounge

15' 8" x 15' 2" (4.78m x 4.62m)

Fitted carpet, double radiator, coving to ceiling, double doors to west facing balcony, two double radiators with cupboards over.

Balcony

West facing with wrought iron balustrade.

Kitchen

10' 2" x 6' 10" (3.10m x 2.08m)

Fitted in a range of base and wall cupboards (white) with contrasting worksurface, one and half bowl stainless steel sink and drainer with tiled splashback, plumbing for washing machine, integrated electric oven and grill, gas hob inset to worksurface with fume extractor hood over, space for fridge-freezer, breakfast bar, ceramic tiled floor, double radiator, window to side.

Bedroom One

14' 7" x 10' 2" max (4.45m x 3.10m max)

Fitted carpet, coving to ceiling, double radiator, two built-in wardrobe cupboards, door to en-suite shower room.

En-Suite Shower Room

Comprises a low flush WC, pedestal basin, tiled shower cubicle with glass door, heated towel rail radiator, shaver point, half tiled walls to dado level, extractor fan, coving to ceiling.

Bedroom Two

13' 8" x 8' 1" (4.17m x 2.46m)

Fitted carpet, double radiator, 2 x two double built-in wardrobe cupboards, coving to ceiling.

Shower Room / WC

Comprises a low flush WC, pedestal basin, walk-in shower with folding screen, radiator, extractor fan, fully tiled walls, vinyl floor.

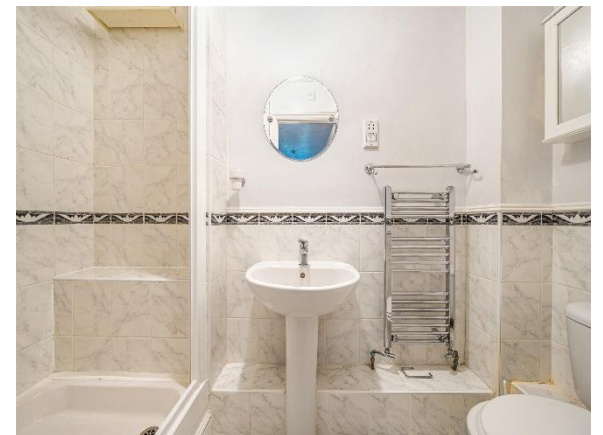
Outside

Pleasant communal gardens to front and rear with hedging and shrubbery to front aspect, generous lawn to rear with allocated parking for residents and additional spaces for guests.



view this property online barnfields.co.uk/Property/ENF105393





welcome to

Langton Court The Ridgeway, Enfield

- Share of Freehold
- Chain Free
- Two Double Bedrooms
- West Facing Balcony
- Spacious Lounge

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: F Service Charge: 2700.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Oct 1995. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£475,000



Please note the marker reflects the postcode not the actual property

check out more properties at barnfields.co.uk



Property Ref:
ENF105393 - 0002

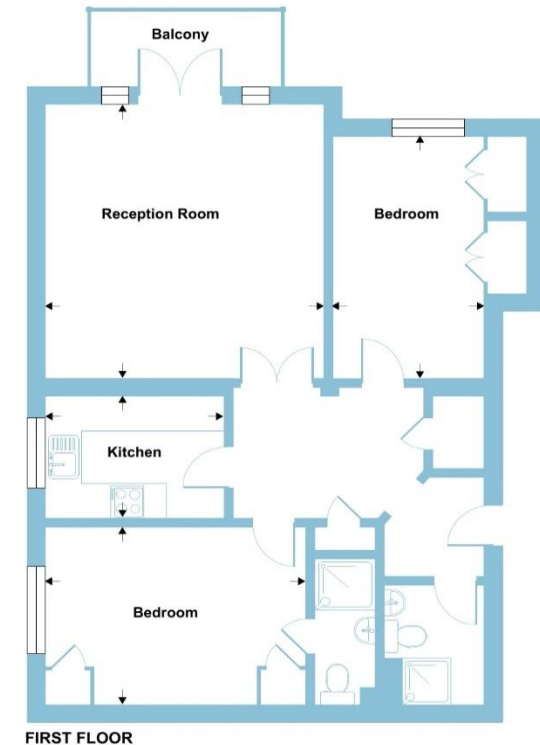
1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements 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.

Barnfields is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

The Ridgeway, Enfield, EN2

Approximate Area = 835 sq ft / 77.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Barnard Marcus. REF: 1389136

barnfields

barnfields



020 8363 3394



info@barnfields.com



1a Windmill Hill, Enfield, Middlesex, EN2 6SE



barnfields.co.uk