

Holywell Lodge, The Ridgeway, Enfield, EN2 8JN

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welcome to

Holywell Lodge, The Ridgeway, Enfield

Barnfields are pleased to offer for sale this fantastic three bedroom split level duplex apartment with three bathrooms, balcony and two secure underground parking spaces in this modern development close to greenbelt countryside, yet within easy access of Enfield Town multiple shopping centre and rail stations (Moorgate Line and Liverpool Street Line) plus access to the M25 is close by.

The property is offered on a chain free basis and early viewing is highly recommended.







Communal Entrance Hall
With secure entry door, staircase and lift access to all floors and secure basement parking area.

Second Floor

Flat Door
Opens to:-

Hallway
Laminate flooring, understairs cupboard.

Shower Room
With step-in corner shoer unit, low level WC, hand basin with cupboards beneath, fully tiled walls and floor, spotlights, heated towel rail.

Lounge
20' 9" x 13' (6.32m x 3.96m)
A bright room with laminate flooring, two radiators, range of double glazed windows to the front and double glazed door to balcony giving views over greenbelt land.

Kitchen
13' 2" x 7' 11" (4.01m x 2.41m)
Range of fitted wall and base units with granite worktops and upstands, undermount sink, built-in double oven, dishwasher, fridge/freezer and washing machine, tiled floor, double glazed window to rear, spotlights.

Bedroom Two
14' 4" x 12' 10" (4.37m x 3.91m)
Laminate flooring, double glazed windows to side, radiator.

En-Suite
Panelled bath with shower attachment, step-in corner shower unit, low level WC, hand basin with cupboards beneath, fully tiled walls and floor, spotlights, heated towel rail.

Bedroom Three
9' 5" x 8' 7" (2.87m x 2.62m)
Formerly a dining room converted into a bedroom, laminate flooring, double glazed windows to rear, radiator.

Staircase To Third Floor

Bedroom One
21' x 13' 9" (6.40m x 4.19m)
A spacious room with laminate flooring, radiator, two Velux windows, spotlights, large walk-in cupboard plus access to deep eaves storage space.

En-Suite
With step-in corner shower unit, low level WC, hand basin with cupboards beneath, fully tiled walls and floor, spotlights, heated towel rail, Velux window.

Outside

Communal Gardens
Well manicured communal gardens surround the block

Secure Underground Parking
The property enjoys two allocated secure underground parking spaces plus a storage cupboard.











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Holywell Lodge, The Ridgeway

- Three Bedrooms
- Split Level
- Three Bathrooms
- Balcony
- Two Secure Underground Parking Spaces

Tenure: Leasehold EPC Rating: B
Council Tax Band: F Service Charge: 3600.00
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Offers In Excess Of

£500,000



Please note the marker reflects the postcode not the actual property



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The Property Ombudsman

Property Ref:
ENF101190 - 0006

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