



THE FLAT, VILLAGE HALL DEEVES HALL LANE, RIDGE EN6 3LP

Asking Price £329,950 | Leasehold

ANDREW WARD EST. 1988  
ESTATE AGENTS



## Property Overview

Andrew Ward are delighted to offer this unique two double bedroom maisonette located in the stunning village of Ridge within easy reach of Potters Bar, Shenley and Borehamwood enjoying outstanding views over the Hertfordshire countryside. This individual two double bedroom first floor maisonette is situated above the village hall, with the added benefit of off street parking, and a long lease with low outgoings. Accommodation comprises ground floor private entrance hall with door to rear, stairs rising to first floor landing with spacious living/dining room with stunning panoramic countryside views, two double bedrooms with built in wardrobes, kitchen/breakfast room, bathroom and gated allocated parking space to rear.





## Property Features

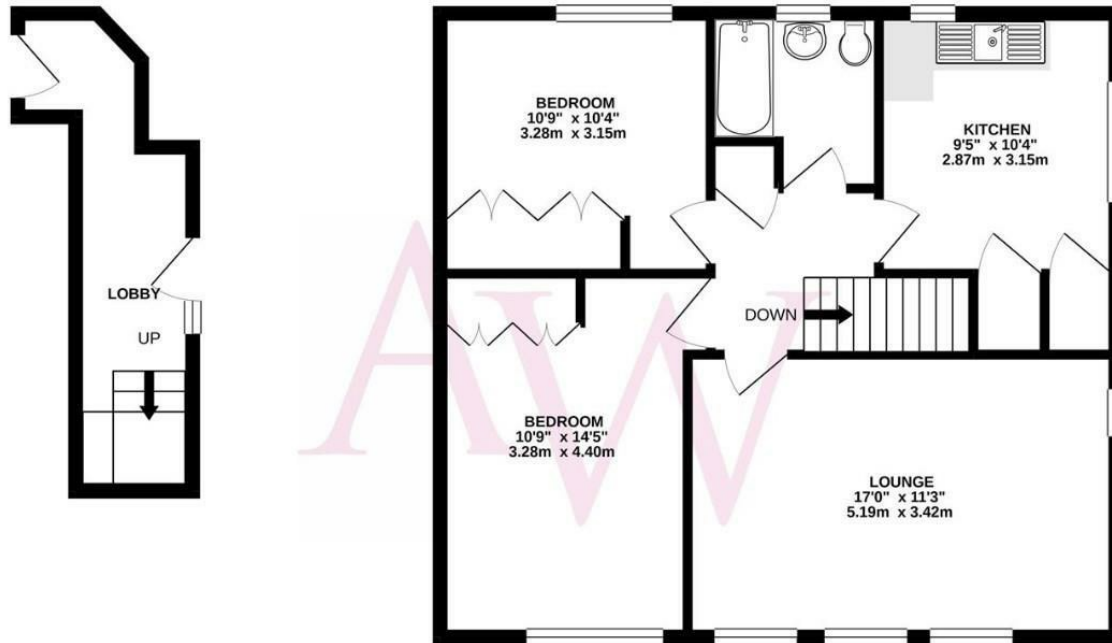
- Own Entrance
- Living Room: 17'0 x 11'3
- Kitchen/Breakfast Room: 10'4 x 9'5
- Bathroom
- Sole Agent
- Panoramic Views
- Unique Property
- Bedroom One: 14'5 x 10'9
- Bedroom Two: 10'9 x 10'4
- Allocated Gated Parking

## Agents Notes

The property benefits from having its own entrance door, gas central heating and double glazed windows. We have been advised that the lease has approximately 131 years remaining, a "peppercorn" ground rent, with no fixed service charge. If works are required to the flat roof to the maisonette, then the leaseholder of this property would be liable for 56% of the repair costs and 28% towards the building insurance.

GROUND FLOOR  
85 sq.ft. (7.9 sq.m.) approx.

1ST FLOOR  
665 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA: 751 sq.ft. (69.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



## Contact us

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All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.

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