Flat 14

The Ridgeway, Enfield EN2 8FP

Per Calendar Month **£2,400 Per Calendar Month**

Apartment |
Council: Enfield | Council Tax Band: E

3 2 1 EPC C 79

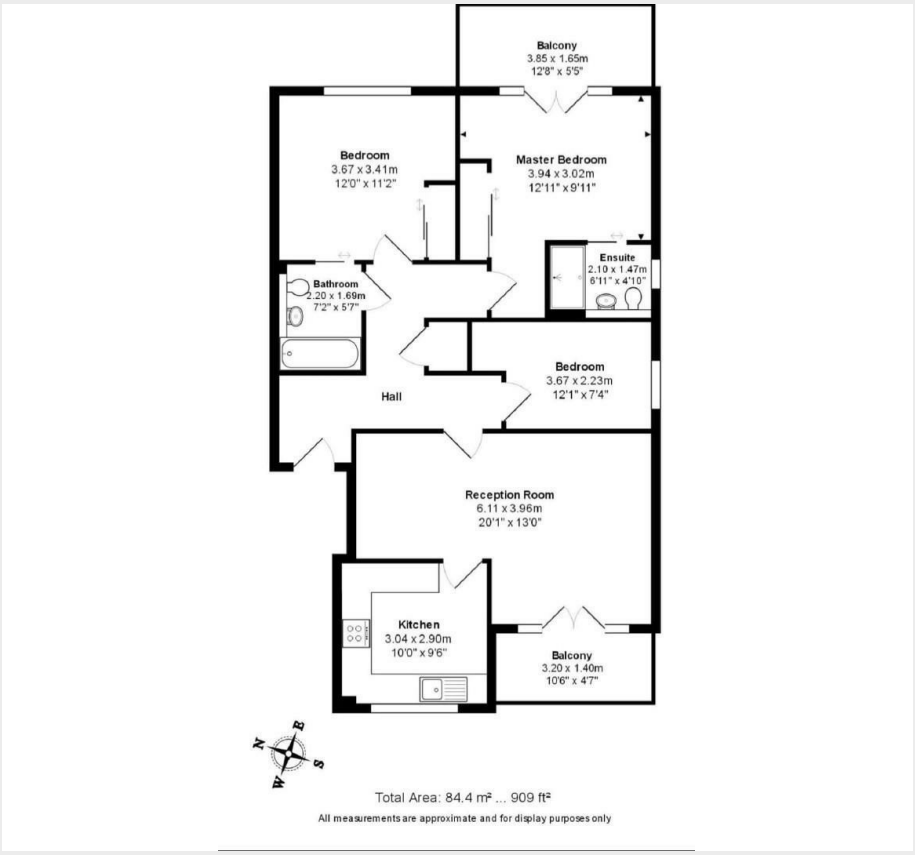
TARGET
RESIDENTIAL SALES & LETTINGS

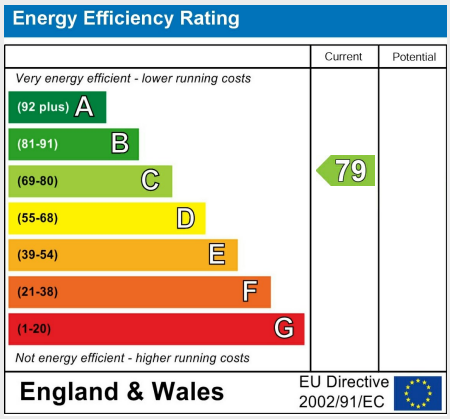
Set within a highly desirable and secure gated development, Fairmead Lodge offers an exceptional three-bedroom apartment that perfectly blends modern style with ultimate convenience. Spanning a comfortable 710 square feet, this beautifully presented home is an ideal match for professionals, young families, or downsizers seeking a turnkey property in a prime location.

The accommodation is thoughtfully laid out, featuring a bright and modern fitted kitchen that serves as the heart of the home. It boasts two generous double bedrooms and a versatile single bedroom, which could easily double as a dedicated home office for remote working. The principal bedroom enjoys the luxury of a private en-suite, while the remaining bedrooms benefit from a highly practical Jack & Jill bathroom layout. Elevating the living experience further are two large private balconies, providing excellent outdoor pockets to relax and unwind.

Positioned in a commuter's dream location, the property is situated just 0.3 miles from Enfield Chase Station and within easy reach of Gordon Hill Station, offering swift and direct access into Central London via Moorgate. Everyday essentials are incredibly convenient, with both a Waitrose and Tesco Express located a mere 0.3 miles away. Residents will also appreciate the close proximity to Enfield Town's vibrant high street, which hosts a fantastic selection of shops, cafés, and restaurants.

The surrounding area is ideal for families and healthcare professionals alike, sitting just 0.6 miles from the highly regarded Highlands School and close to Chase Farm Hospital. For leisure and outdoor recreation, the beautiful green open spaces of nearby Oakwood Park and Trent Park are easily accessible. Complete with an allocated parking space, an energy-efficient EPC rating of C, mains-supplied utilities, and falling within Council Tax Band E, this secure and stylish apartment offers a premium lifestyle opportunity that truly must be seen to be appreciated.





How to Make an Offer
To submit an offer, please email theo@targetproperty.co.uk with the following details (We reserve the right to request further info if required by law).

Offer Amount (£) – Confirm the amount you wish to offer.

Buyer Type – Confirm whether you are purchasing in your personal name/s or through a company and provide full details

Mortgage Agreement – Provide your Agreement in Principle or Mortgage Offer. If you need a mortgage broker, we can recommend one at no charge.

Deposit Confirmation – Submit the last three months' bank statements showing the full deposit amount, whether in one or multiple accounts. We reserve the right to request further in if required.

Identification – Include your full name as listed on a valid photographic ID (passport, driving license, or other official document).

Proof of Address – Supply a document verifying your current address.

Solicitor Details – Provide your solicitor's full details, including name, firm address, direct contact number, and email. If you need a solicitor, we can recommend one at no charge.

Mortgage Broker Details – Submit your mortgage broker's full details, including name, firm address, direct contact number, and email. If you need a mortgage broker, we can recommend one at no charge.

AML & Identity Checks – Confirm when Lifetime Legal can contact you to process a £75.00 payment and complete electronic identity and Anti-Money Laundering (AML) checks.

What Are ID & Anti Money Laundering Checks
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £75 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Proof of Funds
An estate agent may ask for proof of funds at two different stages and for two different reasons. If an estate agent asks for proof of funds before you put an offer in, it may be because they want to make sure you have a genuine interest in the property to avoid any disappointment for the seller. However, you don't have to provide proof of funds before putting an offer in.

Source of Funds (SOF)
(SOF) is the process of verifying the origin of a customer's money for a specific transaction. The goal is to ensure that the funds are not from illegal activities.

Evidence of Property Sale:
If you intend to use proceeds from an ongoing property sale, you will be required to provide supporting documentation. Acceptable evidence includes a letter from your solicitor, confirmation from your broker, a detailed breakdown of the funds being allocated, and an Agreement in Principle (AIP) covering the remaining balance. Additionally, please provide either written confirmation of the agreed sale price from your estate agent or a copy of the completion statement.

TARGET
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