

The Ridgeway, Enfield

Under Offer (Available)

£250,000 (Leasehold - Share of Freehold)

BAKER AND CHASE



A beautifully presented one-bedroom first-floor apartment on The Ridgeway, offered chain free with a long lease, ideal for first-time buyers or investors.

A well-presented one-bedroom first-floor apartment in a sought-after Ridgeway location, offered chain free with a long lease. The property provides practical accommodation with a lounge, kitchen, bedroom, and shower room, making it suitable for a range of buyers including first-time buyers and investors.

The lounge is bright and features two double-glazed windows and fitted carpet, while the kitchen is fitted with a range of wall and base units, laminate work surfaces, integrated appliances, and space for dining. The bedroom enjoys triple glazing to the rear aspect and benefits from fitted storage, with the shower room equipped with a corner shower, pedestal basin, low-level WC, heated towel rail, and fully tiled walls.

The property benefits from double glazing throughout; whilst the bedroom has triple glazing to the rear for extra insulation and quiet. A certified 2-hour fire-resistant front entrance door, and is offered with a long lease with approximately 940 years remaining. No ground rent is payable, and the service charge is £2,160 per year.

Situated on The Ridgeway, the flat is close to local amenities, well-regarded schools, and transport links, with Gordon Hill and Enfield Chase railway stations within walking distance, offering convenient connections into central London.

Baker and Chase are delighted to offer this newly painted, spacious, well-presented one bedroom first floor flat located within approximately 0.3 miles (a short 10-minute walk) of Enfield Chase railway station, serving Moorgate in under 30 minutes via Finsbury Park (Piccadilly & Victoria Lines). The property also benefits from convenient access to Gordon Hill station and local bus routes, with excellent connections across North London and beyond

Tenure: Share of Freehold
Lease Term: Started in 1967 with a lease of 999 years.
Term Remaining: 940 years remaining approx.
Ground Rent: NIL
Service Charge: £2,160 a year
Local Authority: Enfield
Council Tax Band: C

Exterior

Entrance hallway
Entry phone, door to storage cupboard housing electric meter and consumer unit, front door (certified 2-hour fire-resistant) leading to entrance hallway, fitted carpet

Bedroom 1
Triple double glazed window to rear, wall mounted electric heater, door to storage cupboard with cupboard above, fitted carpet

Shower room
Frosted double glazed window to side, wall mounted chrome heated towel rail, pedestal wash hand basin, low flush WC, corner shower cubicle with sliding doors and wall mounted electric shower, wall mounted mirror fronted medicine cabinet, extractor fan, fully tiled walls, lino flooring

Kitchen
Three double glazed windows to rear, range of white wooden wall and base units, laminate effect roll top work tops, single drainer stainless steel sink unit with mixer tap, wall mounted water heater, Bosch dishwasher, Bosch washer dryer, freestanding Indesit electric oven and hob, Lec fridge freezer, foldaway dining table and chairs, lino flooring

Lounge
Two double glazed windows to front, wall mounted electric heater, fitted carpet

Disclaimer
Viewings: In consideration of the current owner/occupants, please note:

a. Pets are not allowed to attend viewings.
b. Additional photos and/or filming of the property internally and externally is not permitted.
c. Loft access is not generally permitted unless express permission is requested.

Anti-Money Laundering Regulations: Intending



















purchaser(s) will be charged up to £20+VAT each to digitally produce and verify identification and financial documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We are unable to proceed and/or remove a property from the market without this.

Availability: Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

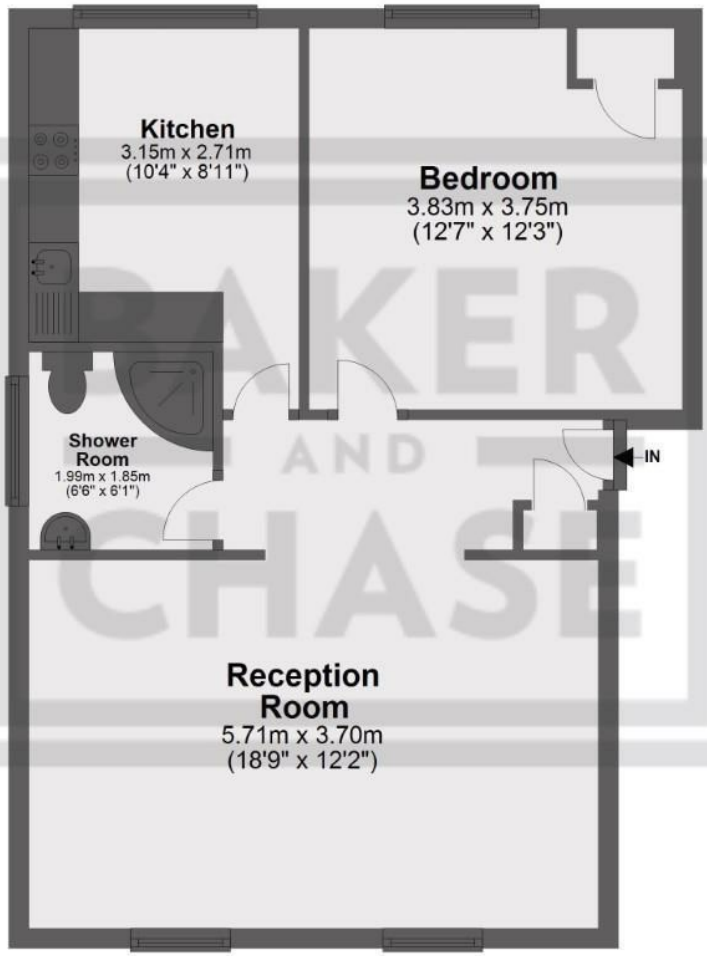
Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

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First Floor

Approx. 54.9 sq. metres (590.4 sq. feet)



Total area: approx. 54.9 sq. metres (590.4 sq. feet)

EPC Rating E / Local Authority: London Borough of Enfield / Council Tax Band: C

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