



**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.



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## Langton Court, The Ridgeway, Enfield

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

Tenure: Leasehold EPC Rating: B

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.

# £450,000



Please note the marker reflects the postcode not the actual property

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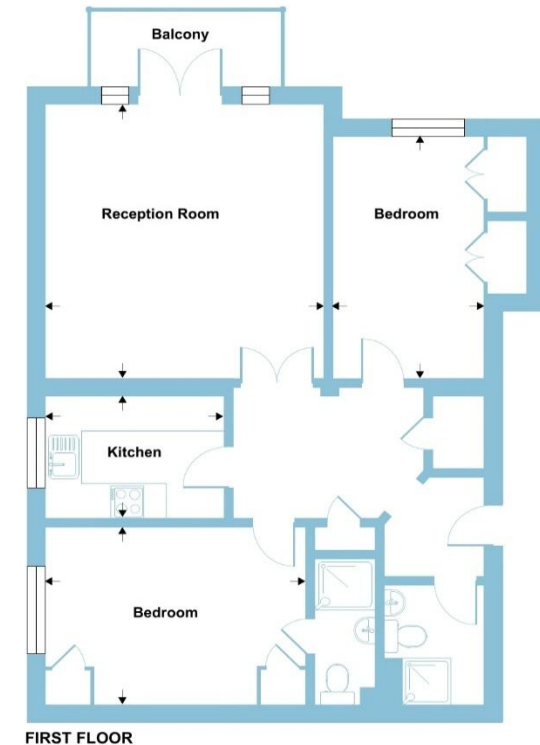
Property Ref:  
ENF105393 - 0004

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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

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