

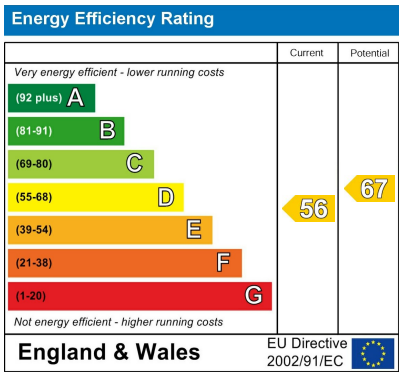
Roundhedge Way
Enfield

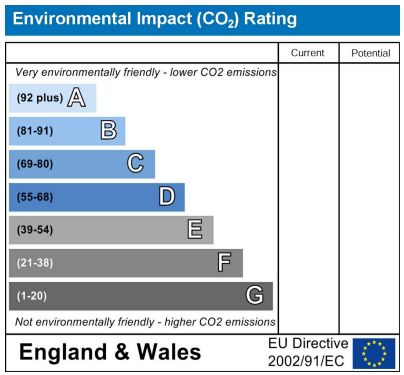
JR Sales & Lettings

£365,000
Leasehold - Share of Freehold

Offered Chain Free is this 'Share Of Freehold' spacious top floor flat situated in this sought after location just off Enfield Ridgeway backing onto open farmland with some outstanding views yet being within easy reach of Enfield with its excellent shopping, transport & schooling facilities. Benefits include a Garage En-Bloc, Dual aspect lounge-dining room with Juliet balcony. This bright and spacious apartment is situated within a sought after development and offers delightful views across Greenbelt countryside and is located walking distance from Gordon Hill main line station; Enfield Town shopping centre and the M25 motorway are also both within easy reach.

- **Chain Free**
- **Double Glazing & Gas Heating**
- **Bathroom with Shower & Bath**
- **Fitted Kitchen**
- **2 Bedrooms**
- **Garage En Bloc**
- **Communal Gardens & Parking**
- **26' Dual aspect lounge-dining room with juliet balcony**
- **Share Of Freehold**
- **Great Views**





Security entrance door to the hallway. Stairs to first floor. Glazed hard wood door to:-

Reception Hallway
Ceramic tiled floor. Radiator. Cupboard housing meters a 'Vaillant' boiler and immersion cylinder. Leaded light glazed door to the:-

Inner Hallway
Access to loft space. Coving to the ceiling. Inset spotlights to ceiling. Large built in storage cupboard with plumbing for washing machine. Glazed French doors to:-

Living Room
26'10 x 11'4
Dual aspect room. Double glazed windows to the rear with views over countryside. Juliette balcony double glazed patio doors to the front. Two double radiators. Coving to the ceiling.

Kitchen
9'9 x 6'5
Double glazed window to the rear. Range of wall and base fitted units with roll edge work surfaces over. Double drainer sink with mixer tap and drainer. Space for under counter fridge and freezer. Space for cooker with extractor fan over. Double radiator. Tiled splash backs. Tiled ceramic floor.

Bedroom 1
13 x 12'7
2 double glazed window to the front. Large built in wardrobe with double doors. Radiator. Inset spotlights to ceiling.

Bedroom 2
12'5 x 7'9
Double glazed window to the front. Radiator.

Bathroom
Double glazed window to the rear. Suite comprising of panel bath with mixer tap. Semi-countered wash hand basin with mixer tap and cupboards under. Low flush W.C. Tiled enclosed shower cubicle with a Triton electric shower. Coving to ceiling. Ceramic tiled floor. Extensively tiled walls. Radiator. Inset spotlights.

Communal Parking

Communal Gardens
Nicely laid out with lawns and mature shrubs and trees.

Garage En Bloc

Lease
968 Year Lease
Service Charge Approx. £1500 PA
Ground Rent:- Peppercorn






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TOP FLOOR

Approx. 79.SQM