



Woodridge Close, The Ridgeway, Enfield, EN2

Available

£265,000



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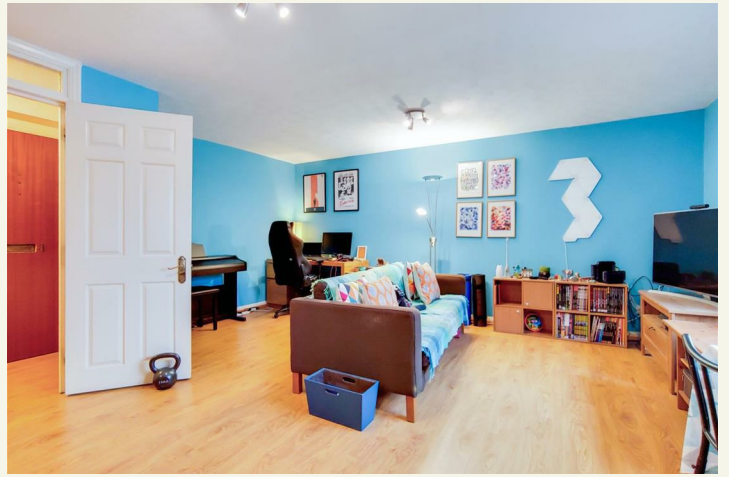


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Spacious 1-bedroom, first floor apartment, in a well maintained development, on the Ridgeway, West Enfield.



Baker and Chase are delighted to present this spacious 1-bedroom, first floor apartment, in a well maintained development, on the Ridgeway, West Enfield.

The property is offered in excellent condition throughout and a viewing is highly recommended. Woodridge Close sits directly off The Ridgeway and the apartment comes with a resident parking space. Once inside the apartment offers a huge living room, with access to a fitted kitchen. There is a well proportioned double bedroom, with built in wardrobes and a spacious, fully tiled bathroom.

Woodridge Close is a private development in West Enfield. The closest station is Gordon Hill B.R Station which serves London Moorgate in just over 30 minutes and is under half a mile away. Enfield Town is 1 mile away and offers a wide range of shopping facilities and a selection of restaurants. Oakwood London Underground Station is also an option and sits just over 1 mile to the West.

Tenure: Leasehold

Lease term remaining: 93 years

Service Charge: £919.20 p/annum (Including ground rent, sinking fund contribution and building insurance)



External

Residents parking and communal grounds

Communal Entrance

Secure entry door access to all floors

Hallway

Door to rear aspect, electric radiator, entry phone system, double storage/airing cupboard doors to:

Lounge

Double glazed window to front aspect, electric radiator, door to:

Kitchen

Double glazed window to front aspect, matching range of wall and base units with roll top work surfaces over, stainless steel sink and drainer with mixer tap, electric hob with extractor hood over, electric oven, space for fridge freezer, plumbed space for washer/dryer, tiled splash backs

Bedroom

Double glazed window to front aspect, electric radiator, built in wardrobes

Bathroom

Low flush w/c, hand basin with mixer tap and storage under, panel bath with mixer tap, shower screen and electric shower over, extractor fan, fully tiled, light with shaving point, wall heater

Disclaimer

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.

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.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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Anti-Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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

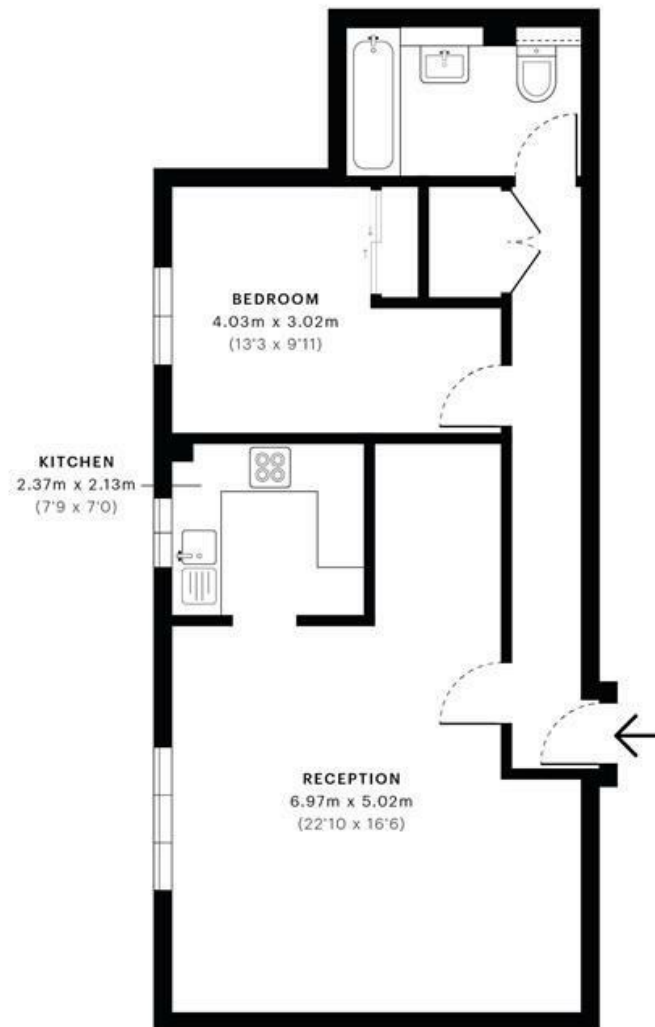


Woodridge Close, EN2

CAPTURE DATE
22/11/2019

LASER SCAN POINTS
17,465,746

GROSS INTERNAL AREA
56.0 Sqm / 602.5 Sqft



— First Floor



GROSS INTERNAL AREA (GIA)
The footprint of the property.
56.0 Sqm / 602.5 Sqft



NET INTERNAL AREA (NIA)
Excludes walls and external features.
Includes washrooms, restricted head.
53.9 Sqm / 580.7 Sqft



EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.0 Sqm / 0.0 Sqft



RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.2 Sqm / 2.1 Sqft



Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL
56.7 Sqm / 610.3 Sqft

IPMS 3C RESIDENTIAL
54.7 Sqm / 588.5 Sqft

SPEC ID
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EPC Rating C

