



130 The Ridgeway, Enfield, EN2 8JN

Offers In Excess Of £450,000





## 130 The Ridgeway, Enfield, EN2 8JN

Lanes are pleased to present this well maintained two bedroom ground floor apartment situated in a sought after residential location of Enfield. The property is within easy access to Gordon Hill rail station and also benefits from ensuite to bedroom one, allocated gated underground parking, lift access, own balcony and more. This property also has the added incentive of being offered with no onward chain. Internal viewing is highly recommended.



### **Inner Hallway**

Laminate flooring, video entry phone system, airing cupboard, storage cupboard, doors leading to lounge, kitchen, shower room, bedroom one and bedroom two.

### **Lounge** 15'0" x 14'0" (4.57m x 4.27m)

Dual aspect double glazed windows, double glazed patio doors leading to balcony, laminate flooring, two radiators, door leading to hallway and patio doors leading to kitchen/diner.

### **Kitchen** 20'0" x 9'0" (6.10m x 2.74m)

Double glazed window to side aspect, eye and base level units with granite worktop surfaces, one and a half bowl stainless steel sink with mixer tap, fitted double oven, microwave, gas hob and extractor hood, integrated appliances include fridge/freezer, washing machine and dishwasher, patio doors leading to lounge, radiator and spotlights.

### **Bedroom One** 14'8" x 10'4" (4.47m x 3.15m)

Double glazed window to front aspect, radiator, fitted wardrobe and door leading to ensuite.

### **Ensuite**

Frosted double glazed window to front aspect, four piece suite comprising of panel enclosed bath with mixer tap and shower attachment, shower cubicle, vanity sink with mixer tap, low flush W.C. heated towel rail, spotlights, tiled floor and walls.

### **Bedroom Two** 12'4" x 8'6" (3.76m x 2.59m)

Double glazed window to front aspect and radiator.

### **Shower Room**

Shower cubicle, low flush W.C, vanity sink with mixer tap, spotlights, heated towel rail, tiled floor and walls.

### **Balcony** 12'0" x 5'0" (3.66m x 1.52m)

### **Lanes Estate Agents Enfield Reference**

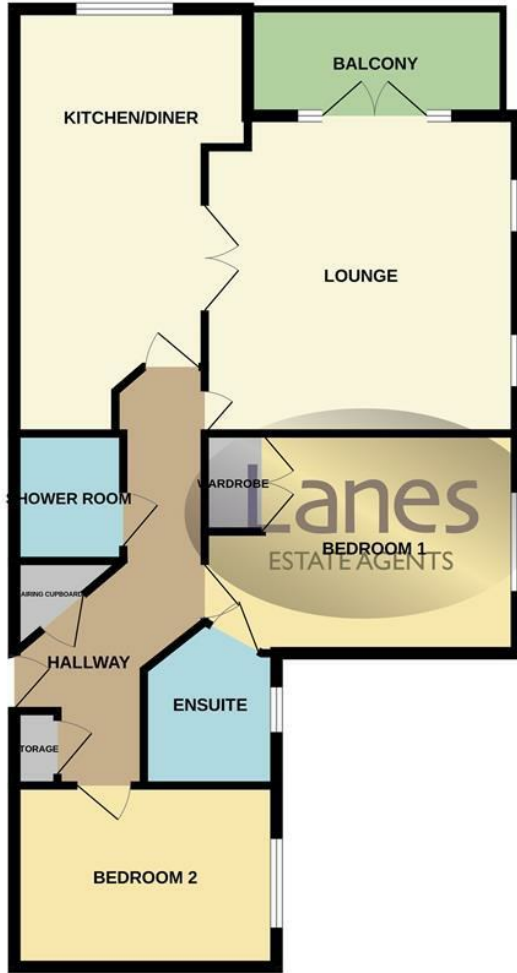
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GROUND FLOOR  
834 sq.ft. (77.5 sq.m.) approx.

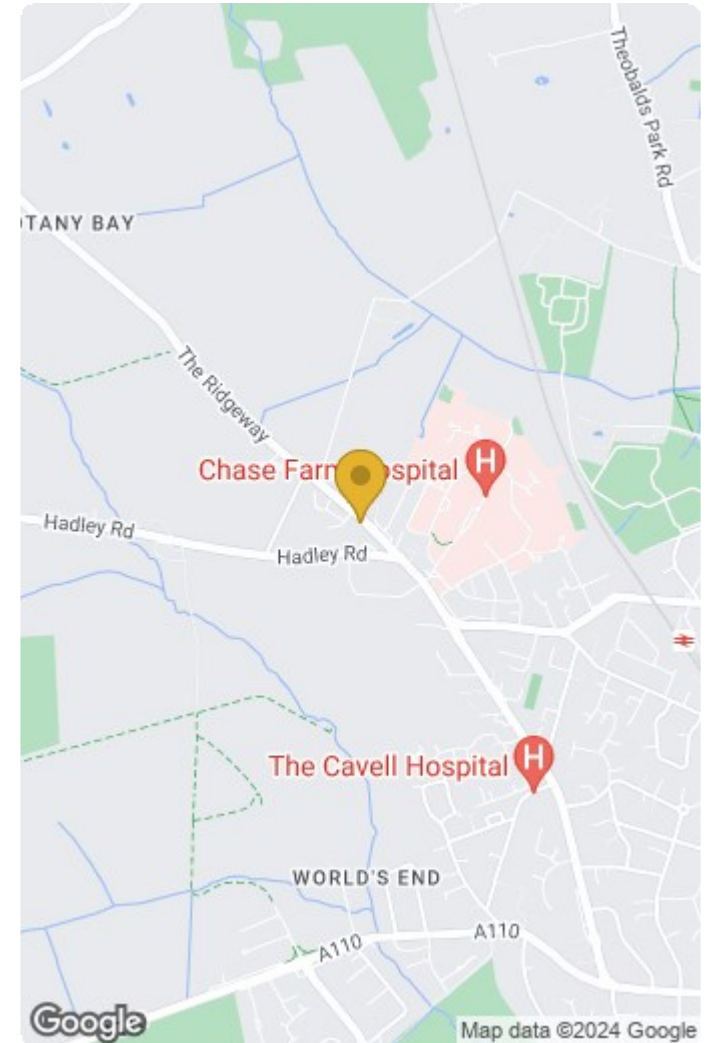


TOTAL FLOOR AREA : 834 sq.ft. (77.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS**

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		80	80
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Target
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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