



68 Ramney Drive, Enfield, EN3 6DU

£270,000





## 68 Ramney Drive, Enfield, EN3 6DU

Just moments away from 'Enfield Lock Train Station' is this two bedroom flat on 'Ramney Drive'. The flat comprises of two double bedrooms, spacious lounge/diner, kitchen with bathroom and separate WC. This flat would be ideal for someone who needs to commute into London or a potential investment opportunity with 'Enfield Lock Train Station' offering direct links into central London.

This property also has the added incentive of being sold chain free.

Call Now!



### **Entrance Hall**

Doors leading to all rooms.

**Lounge/Diner** 16'10" x 13'10" (5.13m x 4.22m)

**Kitchen** 13' x 6'11" (3.96m x 2.11m)

Eye and base level units with worksurfaces throughout, gas hob with space for appliances and window.

**Bedroom One** 13' x 10' (3.96m x 3.05m)

Window

**Bedroom Two** 13'10" x 8'

Window

### **Bathroom**

Bath with shower over, pedestal hand basin and window.

### **WC**

Separate WC with window.

### **Storage Room**

Walk in Storage Cupboard

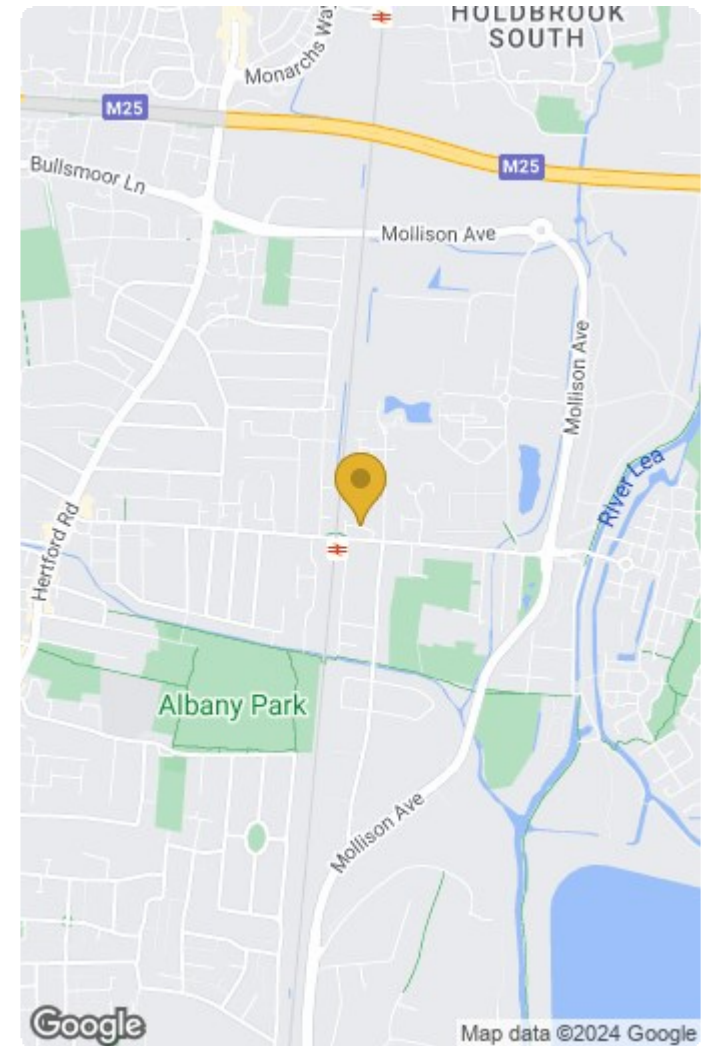








SECOND FLOOR  
695 sq.ft. (64.6 sq.m.) approx.



TOTAL FLOOR AREA : 695 sq.ft. (64.6 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	Potential
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>		<b>61</b>	<b>64</b>
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
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>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	