

# INGLEBOROUGH CT.

Enfield EN2 7PR



**TOP FLOOR RETIREMENT FLAT - OFFERED CHAIN FREE**

**TWO DOUBLE BEDROOMS (ONE WITH FITTED WARDROBES)**

**BRIGHT & GENEROUS SIZED RECEPTION-DINING ROOM**

**FITTED KITCHEN & BATHROOM/WC**

**COMMUNAL PARKING & LANDSCAPED GROUNDS**

**COMMUNAL LAUNDRY ROOM & SCOOTER STORAGE**

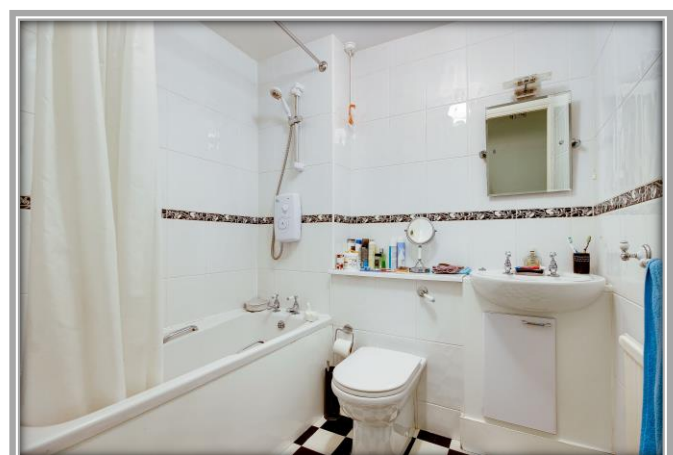
**WITHIN EASY REACH OF SHOPS, TRANSPORT LINKS, GP SURGERIES & GREEN SPACES**

**LIFTS TO ALL FLOORS & ON-SITE HOUSE MANAGER**

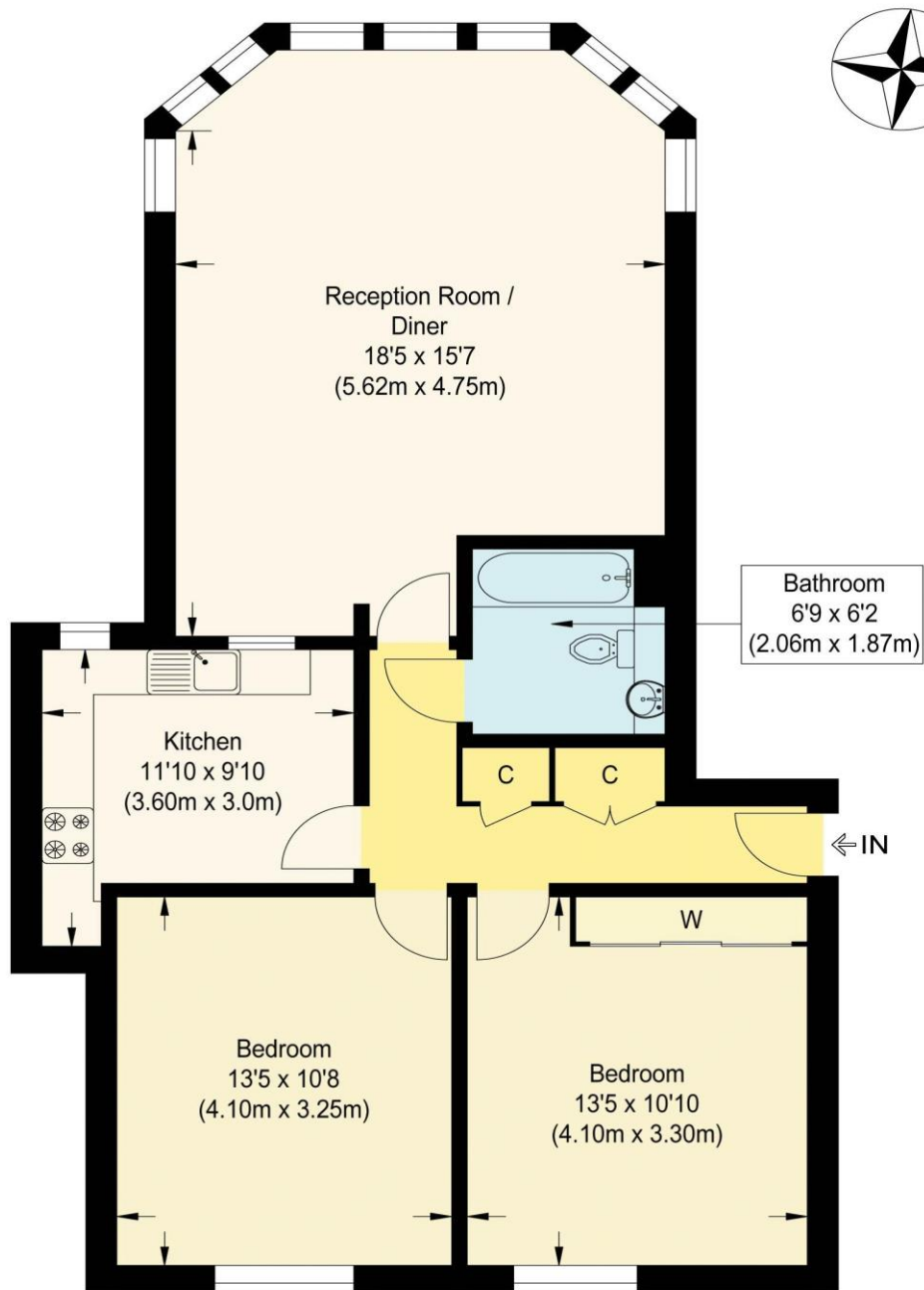
## **£265,000**

**Leasehold**

James Hayward are pleased to offer a very generous sized, chain free, two bedroom top floor retirement flat, situated in this sought after development, just off The Ridgeway. Benefits include an Entryphone system, lifts to all floors, resident & visitor parking, scooter storage, a communal laundry room and on-site house manager; a guest room is also available to hire. The apartment is complemented by beautiful and well maintained landscaped gardens and is ideally situated within easy reach of bus routes, Enfield Town centre, doctors' surgeries, green spaces and motorway links. Minimum Age Requirement 60 years Old - Council Tax Band: D







**Second Floor**



**Ingleborough Ct, EN2**

Approximate Gross Internal Floor Area : 76.7 sq m / 825.59 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

# Energy performance certificate (EPC)

Flat 17 Ingleborough Cavell Drive ENFIELD EN2 7PR	Energy rating <b>C</b>	Valid until: <b>30 May 2033</b> Certificate number: <b>0022-2054-3750-2427-2121</b>
---	---------------------------	--

## Property type

Top-floor flat

## Total floor area

74 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy rating and score

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

**Viewing:** Strictly by appointment via owner's **Agent**

**James Hayward on 020 8367 4000**

THE PROPERTY MISDESCRIPTIONS ACT 1991

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. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. If you have other questions about this property, please telephone 020 8367 4000