

HUNTERS

RESIDENTIAL SALES AND LETTINGS



RIDLEY COURT, CAMBRIDGE CLOSE, EN4 8RA
MONTHLY RENTAL: £1,625 PCM

Available immediately. A bright and well maintained two bedroom/two bathroom top floor purpose built flat (with lift), set in this secure and popular development.

The property benefits from a basement parking space and the residents can also enjoy the use of the on-site gymnasium. Bus services pass nearby linking with both Arnos Grove Piccadilly Line and Totteridge & Whetstone Northern Line Tube Stations, and there are local shops in both Russell Lane and Hampden Square. The popular open space of Oak Hill Park is within 250 yards and there are well-regarded primary schools within close proximity.

**TWO BEDROOMS * TWO BATHROOMS (ONE EN-SUITE)
 SPACIOUS LIVING ROOM WITH BALCONY * MODERN
 KITCHEN WITH APPLIANCES
 ELECTRIC HEATING * DOUBLE GLAZING
 BASEMENT CAR PARKING SPACE * COMMUNAL GARDENS
 ON-SITE GYMNASIUM
 COUNCIL TAX BAND E - £2,244.20 PA
 EPC RATING D – 57
 DEPOSIT REQUIRED £1,875 = 5 WEEKS RENT**

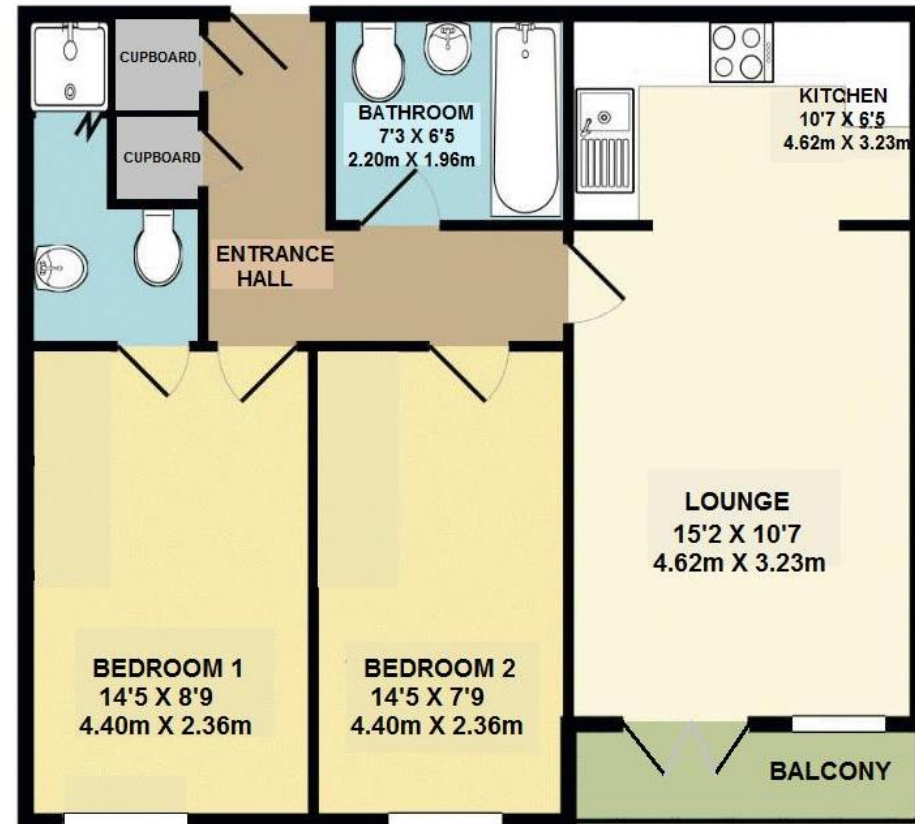
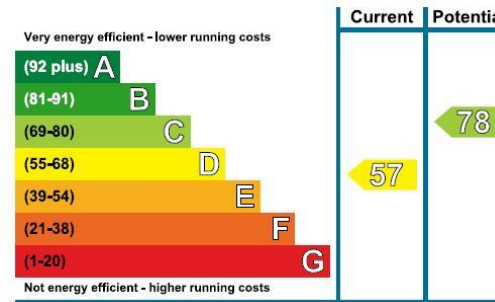
THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings 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. Reference to the Tenure of a Property is 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.



99 Russell Lane
 Whetstone
 N20 0BA
 020 8368 7138

www.hunters-whetstone.co.uk



TOTAL APPROX. FLOOR AREA 633 SQ.FT. (58.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Made with Metropix ©2015







HUNTERS
RESIDENTIAL SALES AND LETTINGS

99 Russell Lane
Whetstone
N20 0BA
020 8368 7138

www.hunters-whetstone.co.uk