



Everard Court, Palmers Green, London, N13
Chain Free £225,000 Leasehold

Anthony Webb
ESTATE AGENTS

Everard Court, Palmers Green, London, N13

A bright and beautifully presented CHAIN FREE two bedroom purpose built "Retirement" apartment (buyers must be at least 55 years old) located on the second floor of this 1980s built development set in quiet residential grounds off Fox Lane.

Fox Lane is a popular residential turning off Green Lanes forming part of the Lakes Estate conservation area and is conveniently located for Palmers Greens shops, restaurants, bus routes and mainline station 30 mins into Moorgate. Southgate underground and bus station is a short ride away via the W9 bus route. Both Broomfield and Groveland parks are also within easy walking distance.

Secure communal entrance with entry phone system • Stairs/lift to all floors • Heated communal hallways • Communal living/dining area and laundry room • Entrance hallway with storage cupboard and airing cupboard • Spacious living room with dual aspect windows • Modern fitted John Lewis kitchen with appliances • Good size modern bath/shower room • Two good size bedrooms both with fitted wardrobes • All windows are single glazed with secondary glazing • Modern electric heaters with zone temperature controls • Attractive communal gardens and communal off street parking facilities.

65 years remaining lease • Service charge inc ground rent and water rates is £3200p.a • Enfield council tax band E

- Two bedrooms
- Modern retirement apartment
- Second floor
- Spacious living room
- Modern kitchen with appliances
- Bath/shower room
- Secure communal entrance
- Communal parking





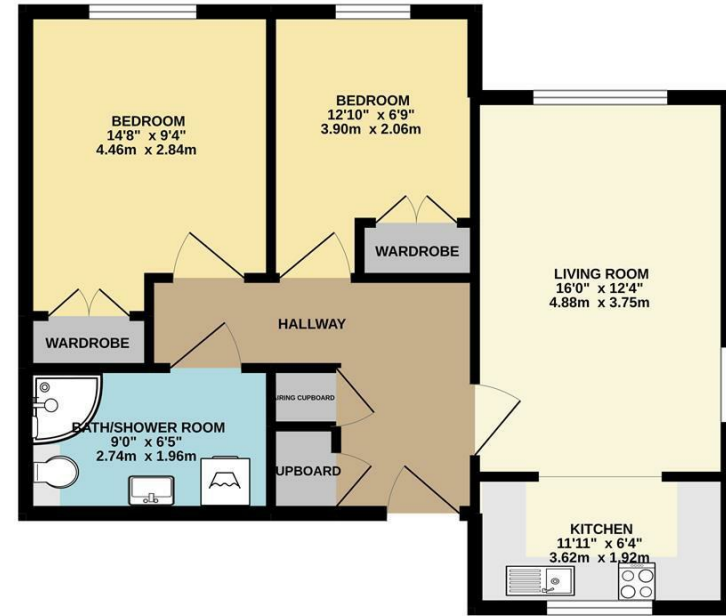
**Everard Court
Palmers Green
London
N13 4BN**

Tenure: Leasehold
Gross Internal Area: 667.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales EU Directive 2002/91/EC			

SECOND FLOOR



TOTAL FLOOR AREA: 667sq. ft. (62.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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