

FOR SALE



Crothall Close, Palmers Green, London, N13
Chain Free £157,000 Leasehold

Anthony Webb
ESTATE AGENTS



Crothall Close, Palmers Green, London, N13

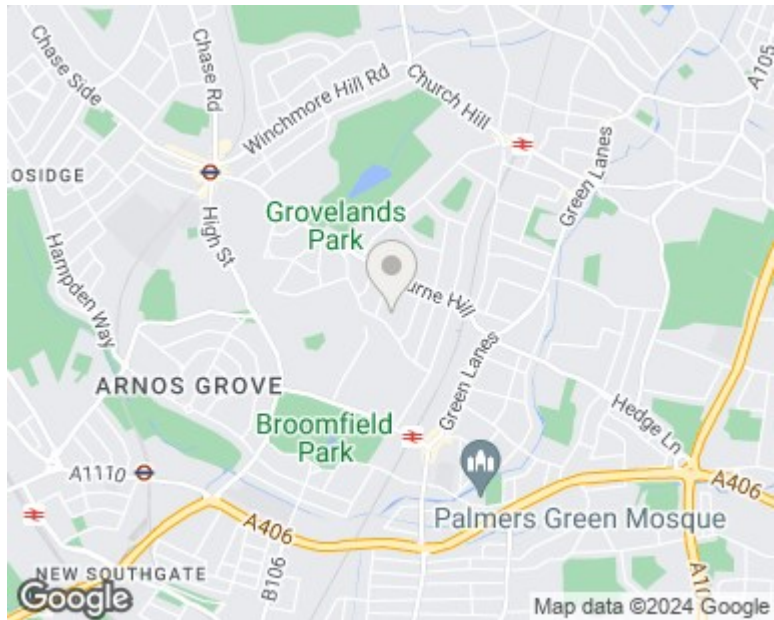
A CHAIN FREE one bedroom purpose built "Retirement" apartment (buyers must be at least 55 years old) located on the first floor of this 1980s built development set in quiet residential grounds off Fox Lane.

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 • Visitors guest room can be hired for overnight stays • Entrance hallway with storage cupboard and airing cupboard • Living room opening kitchen with appliances • Bathroom • Good size bedroom with fitted wardrobe • All windows are single glazed with secondary glazing • Electric heating • Attractive communal gardens and communal off street parking facilities.

Remaining lease-62 years
Service charge inc water rates is £3380.52 p.a
Ground rent-peppercorn
Enfield council tax band D

- One bedroom retirement apartment
- First floor
- Living room
- Kitchen
- Bathroom
- Lift to all floors
- Secure communal entrance
- Communal parking facilities

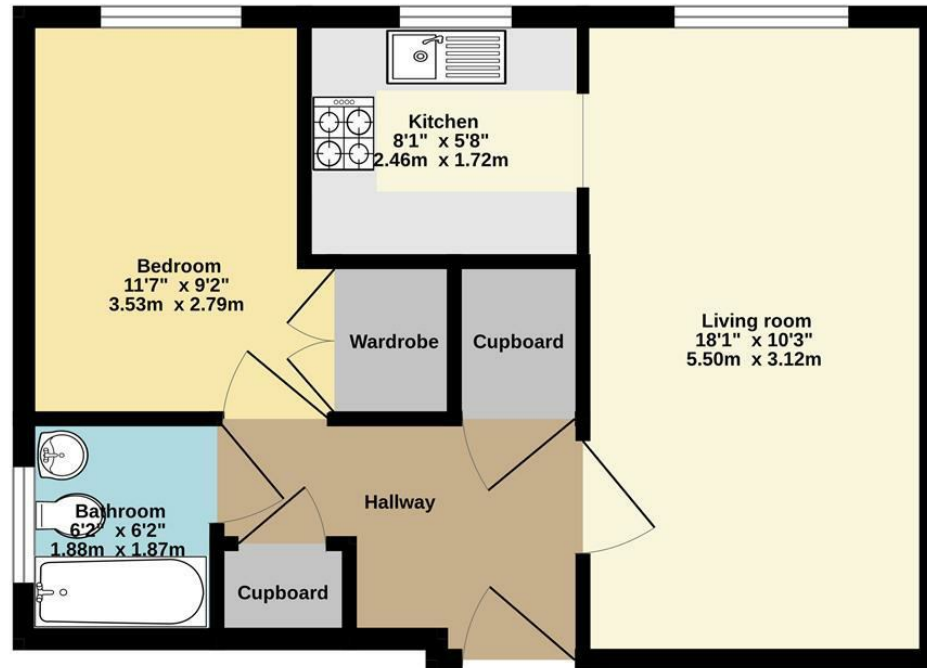


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating	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



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First floor



TOTAL FLOOR AREA: 452sq. ft. (42.0 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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