

TO LET



Crothall Close, Palmers Green, London, N13
£1,200 Per Calendar Month

Anthony Webb
ESTATE AGENTS

Crothall Close, Palmers Green, London, N13

Tenants must be at least 55 years old to rent this flat- A furnished one bedroom purpose built "Retirement" apartment 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.

Enfield council tax band D

5 weeks Deposit £1,384

Minimum income requirements £36,000 p.a

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





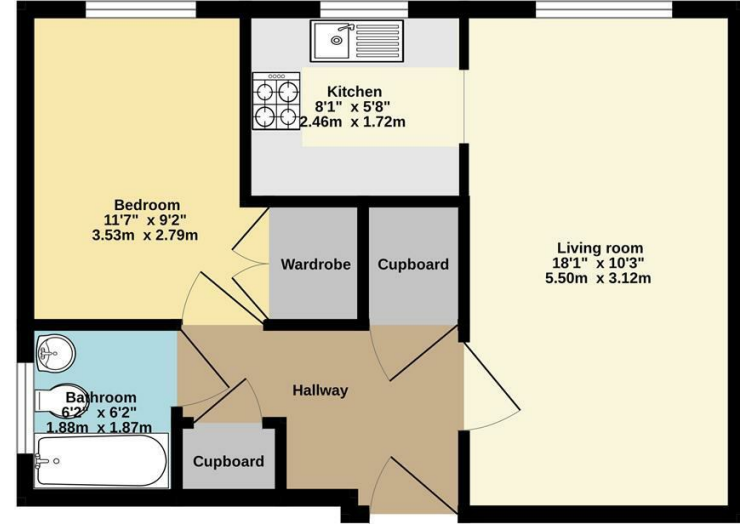
Crothall Close
 Palmers Green
 London
 N13 4BW

Tenure:
 Gross Internal Area: sq ft



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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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 floors, 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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