



Corrib Court, 49 Crothall Close, Palmers Green, London, N13
£285,000 Leasehold

Anthony Webb
ESTATE AGENTS

Corrib Court, 49 Crothall Close, Palmers Green, London, N13

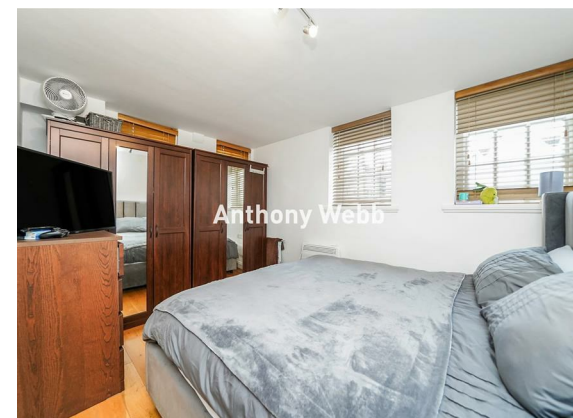
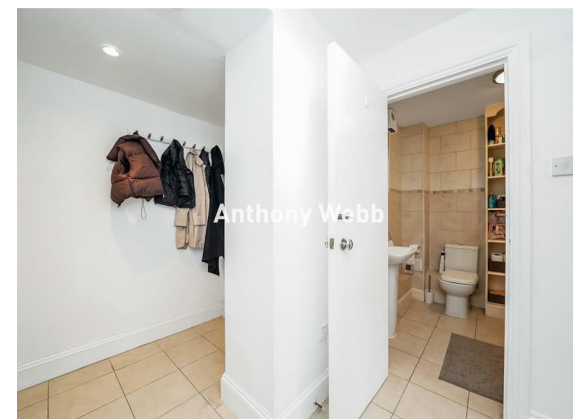
A bright and well presented one double bedroom apartment situated on the ground floor of this grade II listed former school building benefiting from a long 177 year lease, secure entry phone system and gated parking.

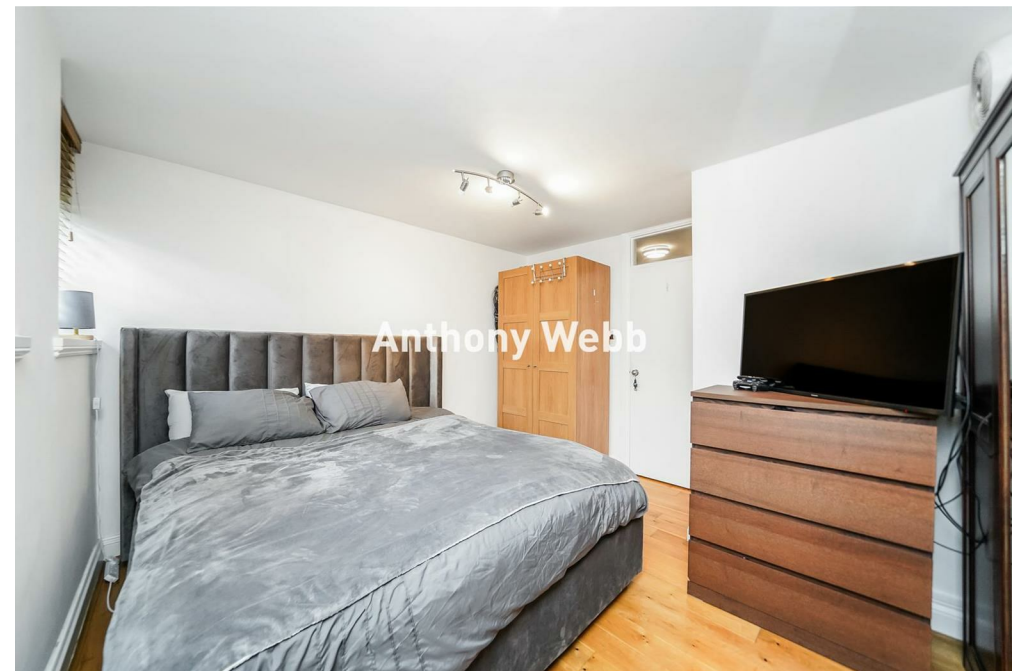
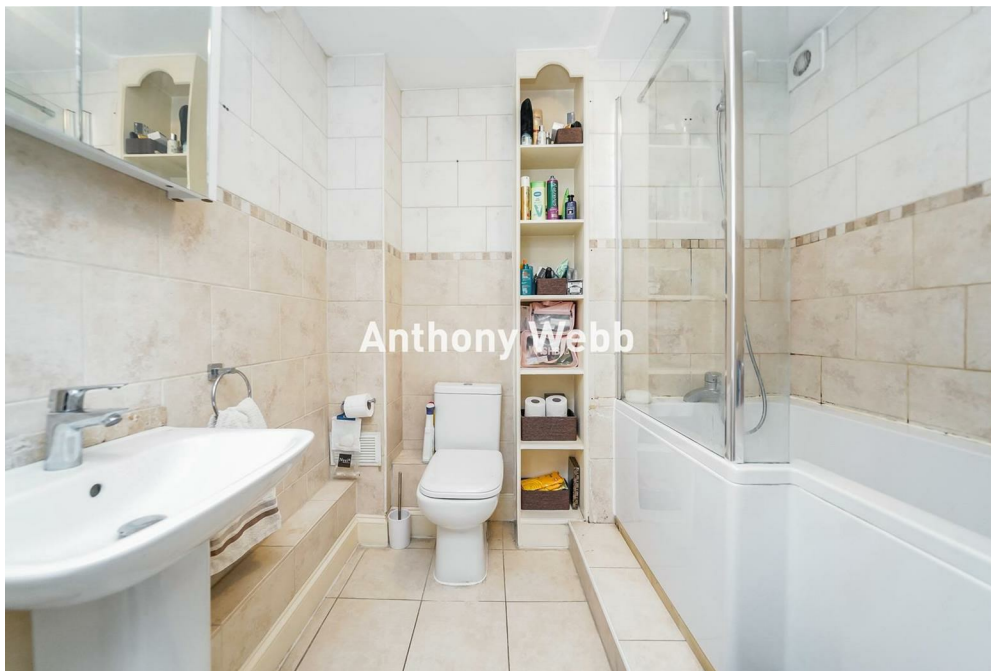
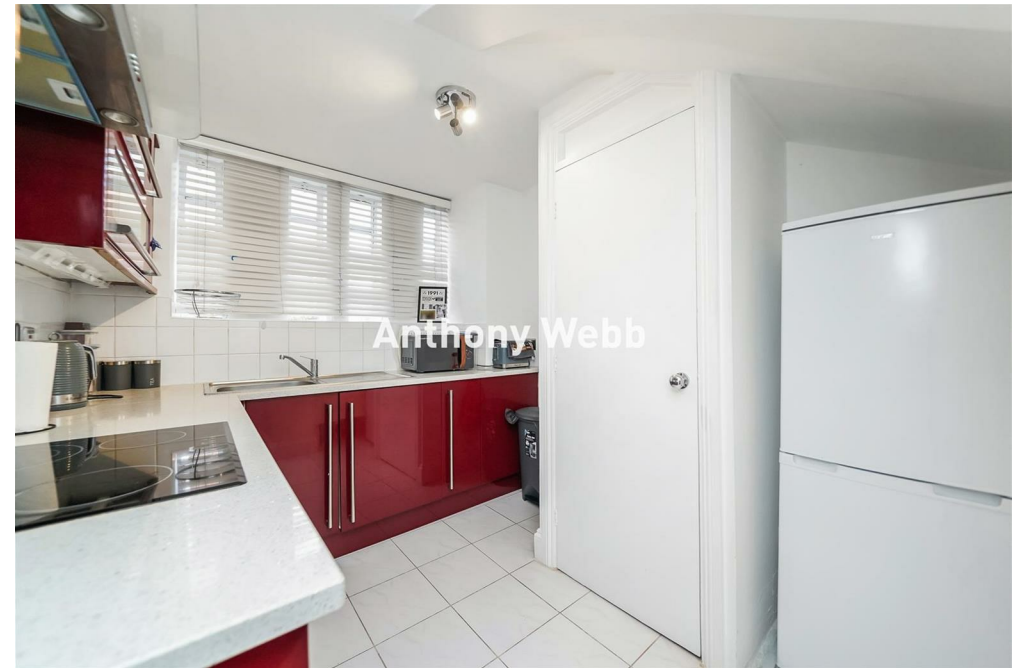
Corrib Court is situated on Fox Lane and is ideally located for Palmers Green's shops, restaurants, bus routes and mainline station into Moorgate. Southgate high road and underground station (Piccadilly line) are a short walk or bus ride away via the W9 which stops outside the block. Both Broomfield and Grovelands park are also within easy walking distance.

Secure communal entrance • 16ft living room with dual aspect windows and wood floor • Modern kitchen with solid work surfaces and large storage cupboard • Modern bathroom with raised bath/shower unit and tiled floor • Double bedroom with dual aspect windows and wood floor • Electric heating • Beautifully kept communal gardens/grounds • Secure gated parking • Ideal first time purchase/buy to let investment.

Remaining lease of 177 years.
Service charges-£2520 Per annum
No ground rent
Council Tax band C

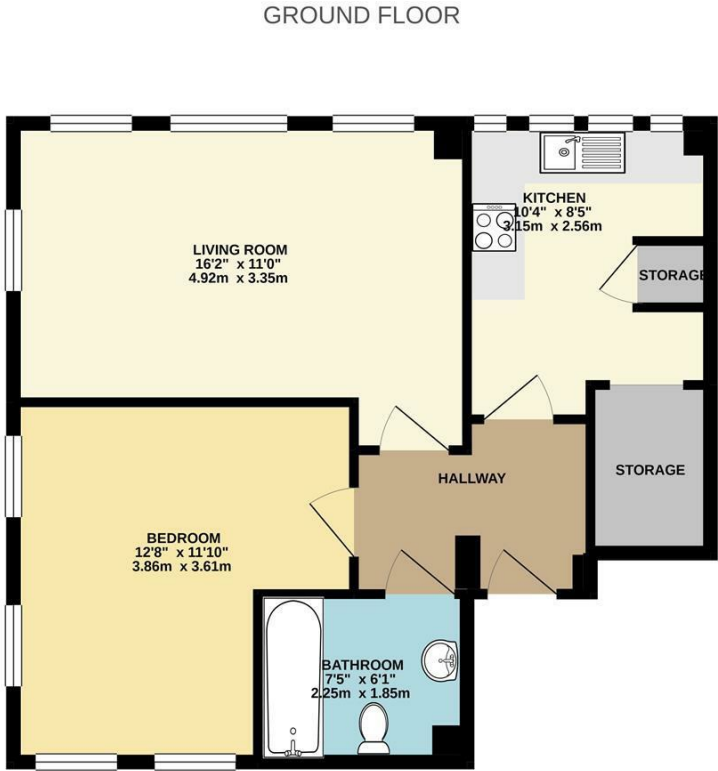
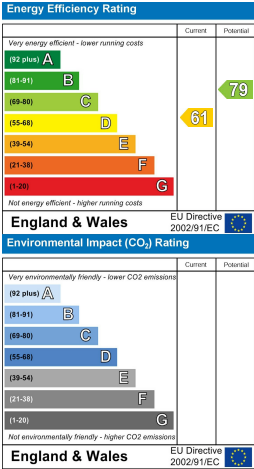
- One bedroom ground floor apartment
- Grade II Listed building
- Good decorative order
- Bright and spacious
- Close to shops and transport facilities
- 180 year lease
- Communal gardens
- Secure gated parking





Corrib Court, 49 Crothall Close
Palmers Green
London
N13 4BG

Tenure: Leasehold
Gross Internal Area: 570.00 sq ft



TOTAL FLOOR AREA: 570sq ft (53.0 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.

Made with Mergim 10/2021

Property particulars as supplied by Anthony Webb Estate Agents are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers of lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures statements or representations of fact, but must satisfy themselves by or of fittings, gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. no person in the employment of Anthony Webb has any authority to make any representation or warranty whatever in relation to this property.

348 Green Lanes, Palmers Green, London N13 5TJ
020 8882 7888
palmersgreen@anthonywebb.co.uk
anthonywebb.co.uk

