



Cherry Blossom Close, Palmers Green, N13

Guide Price £349,000



# Cherry Blossom Close, Palmers Green, N13



## Description

**\*\*GREAT FIRST TIME BUY\*\*** Homelink are pleased to offer for sale this 2 bedroom ground floor flat in this popular purpose built development located within moments of both the A406 (North Circular Rd) & A10 (Great Cambridge Rd).

The property benefits from having been newly redecorated with new painting and flooring. Benefits include fitted kitchen, spacious lounge/dining room, electric heating and lots of light due to windows in each room. Further benefit includes on-site permit for residents and a long lease.

The property is conveniently positioned within a moment's walk of the highly regarded Oakthorpe Primary school and a short walk to local amenities. Access to the City and West End are provided by the underground station of Wood Green and there are a variety of nearby bus routes.

To arrange a viewing, call and speak to one of our friendly sales team on 020 8882 2112. Viewings highly recommended.

Tenure: Leasehold 165 years unexpired

Service Charge: £2,500 per year (Incl. of Ground Rent and Building Ins.)

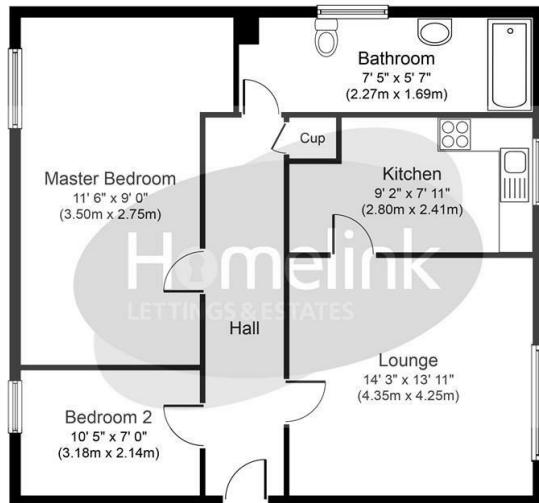
\*Agents Note: Photos shown were taken before current tenants occupation.

- Two Bedroom Flat
- Ground Floor
- Newly Decorated
- New Wood Flooring
- Large Lounge
- Extended 165 Year Lease
- On-Site Parking
- Close to A406 & A10
- Ideal First Time Buy
- Great Investment Opportunity





## Floor Plan



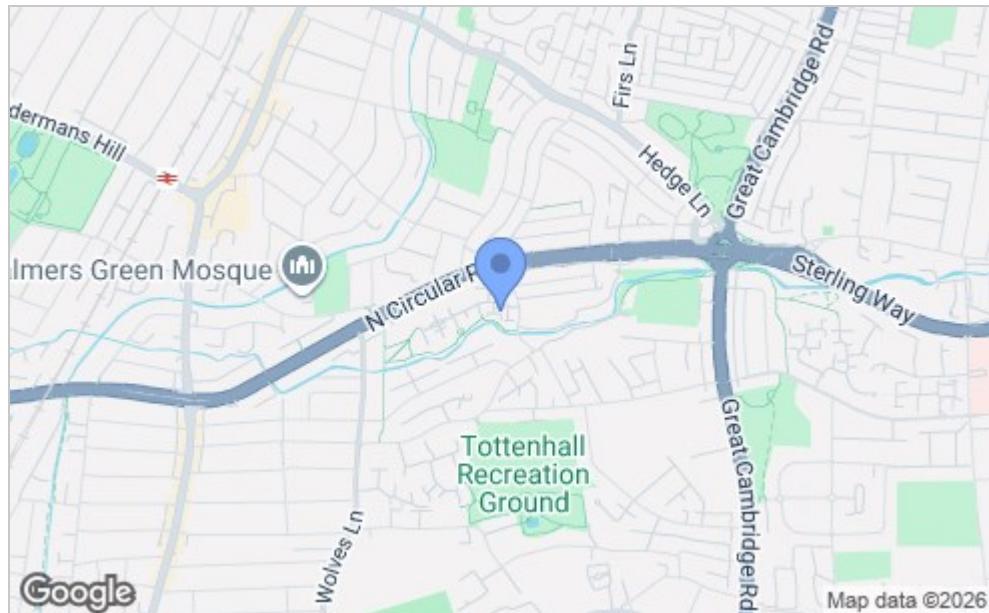
Approximate Floor Area  
840 sq. ft.  
(78.0 sq. m.)

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Whilst every attempt has been made to ensure the accuracy of this 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 or tenant. 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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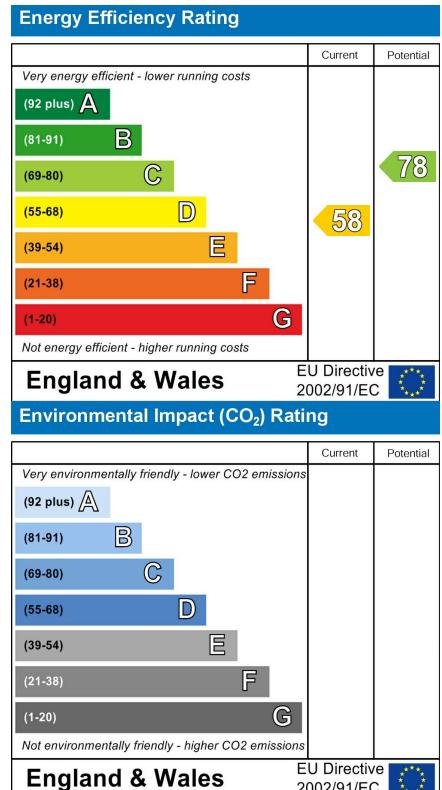
## Area Map



## Viewing

Please contact our Homelink Lettings & Estates Office on 0208 882 2112 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.