



## **Crothall Close, Palmers Green, London**

Available

£160,000 (Leasehold)







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**One-bedroom top-floor retirement flat, exclusively available for those aged 55 and over, nestled in the peaceful setting of Everard Court.**

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Exclusively available for residents aged 55+, Baker and Chase are proud to introduce a charming one bedroom top floor retirement flat nestled just off Fox Lane. This apartment boasts a spacious bedroom, a well appointed living area, as well as having on site warden assistance.

**\*\*Further benefits include a renewed lease on completion of 151 years. The property can also be purchased with the existing lease term of circa 62 years, at a price of £145,000, should you wish to renew the lease independently, post completion.**

Residents of Everard Court will appreciate the communal lounge, a welcoming space that fosters a sense of community and camaraderie among neighbours. The beautifully maintained communal gardens offer a tranquil escape, ideal for leisurely strolls or enjoying a sunny afternoon outdoors. Additionally, the property benefits from parking facilities, ensuring convenience for both residents and visitors. The utility/laundry room located on the ground floor is an additional benefit that owners in this development can make the most of.

This property is not just an apartment; it is a home that promotes a fulfilling lifestyle in a supportive environment. With its thoughtful design and communal amenities, it is an excellent choice for those seeking a comfortable and engaging retirement living experience in London.

Tenure: Leasehold

Current Lease Term: 99 years from 25.12.1987

Term Remaining: 62 Years

**\*\*Lease term to be renewed to 151 years on completion\*\***

Ground Rent: NIL

Service Charge: £3380.00 p/annum

Local Authority: Enfield

Council Tax Band: D

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## Exterior

Modern designed brick built development. Communal gardens. Parking to front of building.

## Reception Room

Carpeted throughout. Large double window. Arch leading to kitchen area. Light ceiling pendant. Wooden book case unit. Dining table

## Bedroom

Light fixture on ceiling. Wall shelving for books. Carpeted throughout. Built in deep wardrobe space with hanging rail. Wooden door

## Kitchen

Freestanding under counter freezer. Electric cooker and hob. Lino flooring. Window to rear of block. Ample storage units above worktop. Extractor fan

## Bathroom

Bath tub unit with shower fixture on wall. Tiled throughout. Double window which is key for ventilation. Wash basin unit with under sink cupboard space.

## Disclaimer

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Fixtures and fittings: Items shown in photographs are NOT included. A list of the fitted carpets, curtains, light fittings and











other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

**Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Baker and Chase Ltd in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Baker and Chase Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

**Media:** (Photos, Videos etc) The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken.

**Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

**VAT:** The VAT position relating to the property may change without notice

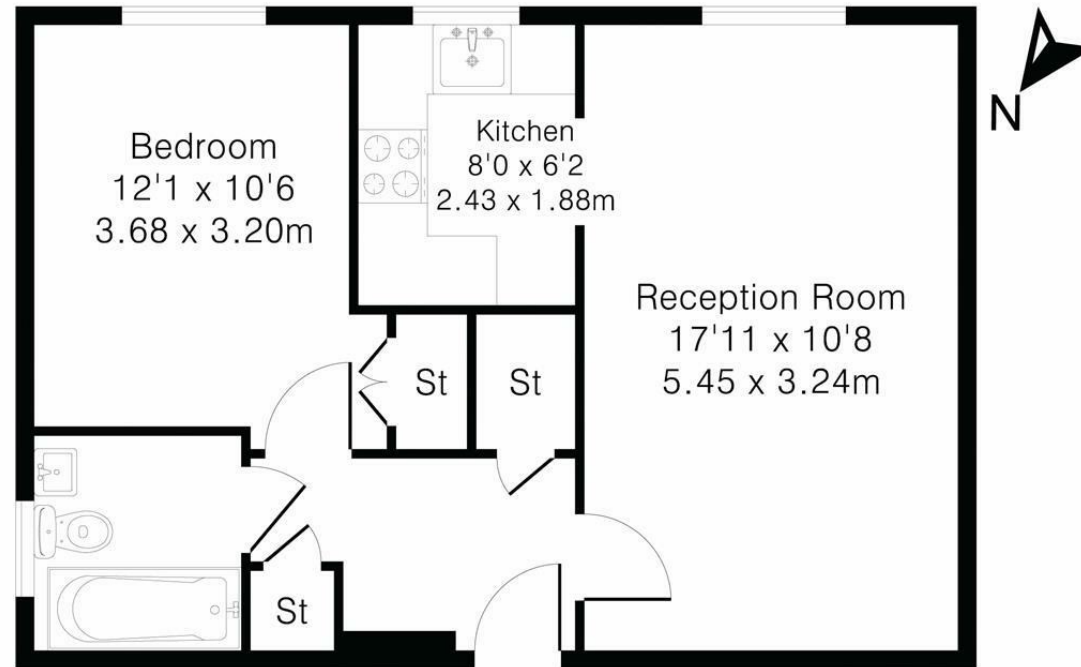
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**Anti-Money Laundering Regulations:** Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

**Availability:** Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



**Approximate Gross Internal Area 465 sq ft - 43 sq m**



**Second Floor**



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



EPC Rating D / Local Authority: Enfield / Council Tax Band: D