



Crothall Close, Palmers Green, London, N13

Under Offer (SSTC)

Offers in excess of £130,000 (Leasehold)





A bright and practical one-bedroom retirement flat in a peaceful development, just moments from the shops and transport links of Palmers Green.

Set within a peaceful, purpose-built development, this one-bedroom, second-floor retirement flat offers a low-maintenance lifestyle in a well-connected part of Palmers Green. Located in Everard Court, a popular development for residents aged 55's and over, the flat is offered chain-free and presents a great opportunity for anyone looking to downsize or secure a long-term home.

Inside, the layout is practical and well thought-out. The entrance hallway includes loft access, a useful storage cupboard, and an emergency pull cord system for peace of mind. The bright lounge features secondary-glazed windows, an electric radiator, and access through to the kitchen. The kitchen is well-equipped, with a 4-ring electric hob, oven, extractor hood, space for a washing machine and fridge/freezer, plus a stainless steel sink and tiled splash backs.

The bedroom also enjoys front-facing secondary-glazed windows and comes with a built-in wardrobe, electric radiator, and emergency pull cord. A part-tiled bathroom includes a paneled bath with electric shower over, pedestal sink, WC, and a wall-mounted heater.

Additional benefits include electric heating throughout, an entry-phone system, and first-come, first-served resident parking. The development also has well-kept communal areas and gardens, providing residents with a sense of community and independence.

Situated just 0.4 miles from Palmers Green Station, the property offers easy access to Moorgate via the Great Northern line. For shopping and essentials, Green Lanes is under 0.5 miles away and is home to a range of independent shops, cafes, and restaurants, as well as larger supermarkets. Buses from Green Lanes connect easily to nearby Winchmore Hill, Wood Green and Enfield Town, while Broomfield Park offers nearby green space.

Tenure: Leasehold
Lease Term: 99 years from 25.12.1987
Term Remaining: 61 years approx.
Ground Rent: NIL
Service Charge: £3,380.00 p/annum
Local Authority: Enfield
Council Tax Band: D

Communal Hallway

Electric Meters.

Hallway

Door To Rear Aspect, Entry-Phone System, Loft Access, Storage Cupboard, Emergency Pull Cord, Electric Radiator, Doors To:

Lounge

Single Glazed Windows To Front Aspect With Secondary Glazing, Electric Radiator, Aerial Point, Emergency Pull Cord, Access To:

Kitchen

Window To Front Aspect With Secondary Glazing, 1½ Stainless Steel Sink And Drainer With Mixer Tap, Tiled Splash Back, 4-Ring Electric Hob, Built-In Extractor Hood, Electric Oven, Space For Washing Machine, Space For Fridge Freezer.

Bathroom

Pedestal Sink, Low Flush W/C, Panel Bath With Electric Shower Over, Part Tiled, Mirror With Shaving Point, Wall Mounted Heater.

Bedroom

Single Glazed Windows To Front Aspect With Secondary Glazing, Electric Radiator, Built-In Wardrobe, Emergency Pull Cord.

Exterior

Parking, First Come First Served.

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.

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

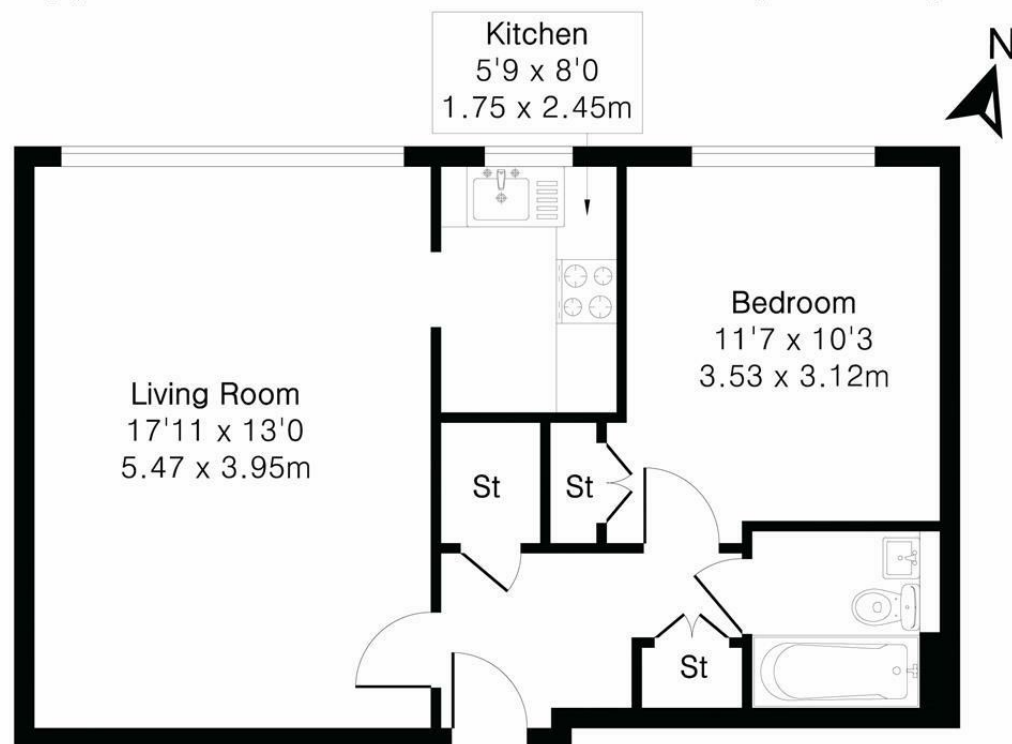
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Anti-Money Laundering Regulations: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

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 534 sq ft - 50 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 C / Local Authority: Enfield / Council Tax Band: D