



Appleby Court, N13

Offers In Excess Of £550,000

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- Two Bedroom Apartment
- Chain Free
- Period Conversion
- Share of Freehold (105 Years Remaining)
- Two Allocated Parking Spaces
- Walking Distance to Palmers Green Mainline Station (Moorgate approx 25 mins) & Southgate Underground Station (Piccadilly)
- Within Catchment of St. Monica's RC Primary School
- Within Catchment of Laurel Park School
- Walking Distance to Local Shops & Amenities inc. Morrisons Supermarket
- Broomfield Park Opposite



Havilands are delighted to offer For Sale on a CHAIN FREE basis, this TWO BEDROOM GROUND FLOOR APARTMENT within Appleby Court, N13. Set within a gated development just off of Aldermans Hill, the property offers over 1000sqft of living space and is comprised of: two bedrooms with En-Suite to the Master Bedroom, family bathroom, spacious kitchen and lounge/diner. The property also benefits from two allocated parking spaces and communal gardens.

Offered with a SHARE OF FREEHOLD, the property has a remaining lease of 106 years and is ideally placed for commuters with Palmers Green Mainline Station within walking distance, offering direct rail links into central London (Moorgate approx 25mins) with connections to Overground, Underground and Thameslink services. Also within walking distance is Southgate Underground Station (Piccadilly). The property is also within easy reach of the A406, offering excellent road links across the Borough and Greater London. The apartment is within the catchment area of a number of well reputed sought after schools including St. Monica's RC Primary School as well as Laurel Park School. Additionally, the property is conveniently located walking distance to a vast array of shops and amenities in central Palmers Green including Morrisons supermarket. Also nearby is Broomfield Park offering a wide range of both social and leisure activities throughout the year. Viewing is highly recommended - to arrange yours please get in touch with one of the team.

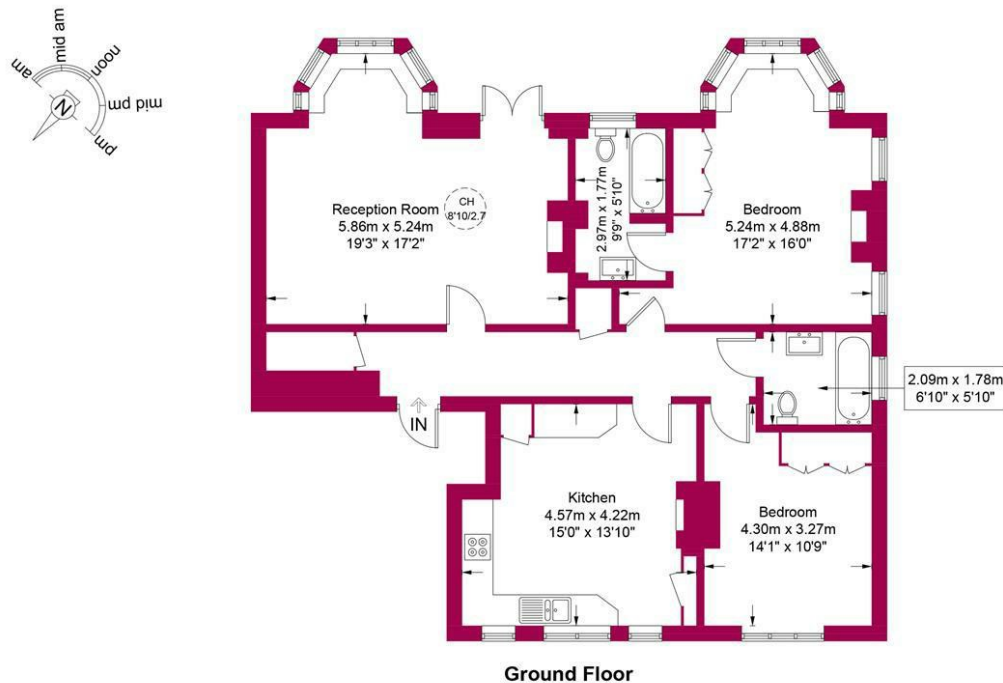
Leasehold Information:

Tenure: Share of Freehold (Leasehold)
 Lease Length: 125 Years from 25/03/2005
 Lease Remaining: 106 Years
 G/Rent: £0
 S/Charge: £3000/year
 Local Authority: Enfield Borough
 Council Tax: Band D (£2065.48 24/25)
 EPC Rating: Current 63(D); Potential 76(C)

For more images of this property please visit havilands.co.uk

Appleby Court, N13

Approximate Gross Internal Area = 1087 sq ft / 101.0 sq m



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		76
(69-80) C	63	
(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	

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This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



**Certified
Property
Measurer**

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come by and meet the team

30 The Green, Winchmore Hill, London, N21 1AY

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