



**Everard Court, Crothall Close, Palmers Green, London, N13**  
**Chain Free £210,000 Leasehold**

**Anthony Webb**  
ESTATE AGENTS

# Everard Court, Crothall Close, Palmers Green, London, N13

A bright and beautifully presented CHAIN FREE two bedroom purpose built "Retirement" apartment (buyers must be at least 55 years old) located on the second floor of this 1980s built development set in quiet residential grounds off Fox Lane.

Fox Lane is a popular residential turning off Green Lanes forming part of the Lakes Estate conservation area and is conveniently located for Palmers Greens shops, restaurants, bus routes and mainline station 30 mins into Moorgate. Southgate underground and bus station is a short ride away via the W9 bus route. Both Broomfield and Groveland parks are also within easy walking distance.

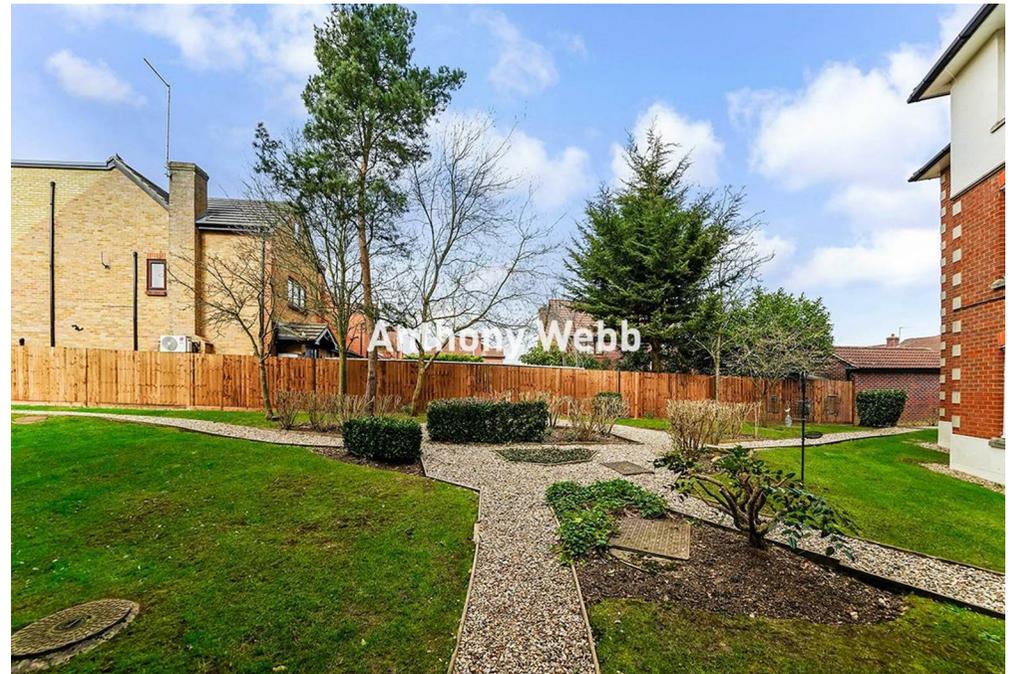
Secure communal entrance with entry phone system • Stairs/lift to all floors • Heated communal hallways • Communal living/dining area and laundry room • Entrance hallway with storage cupboard and airing cupboard • Spacious living room • Modern fitted kitchen with appliances • Good size modern bath/shower room • Main bedroom with fitted wardrobes • Second bedroom/study • All windows are single glazed with secondary glazing • Modern electric heaters • Attractive communal gardens and communal off street parking facilities.

61 years remaining lease

Service charge inc ground rent and water rates is £1158.51 per quarter (£4634.04 per annum)

Enfield council tax band E





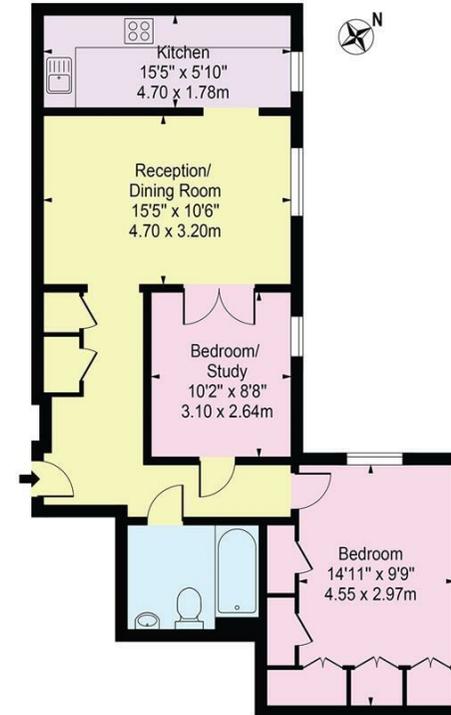
**Everard Court, Crothall Close  
Palmers Green  
London  
N13 4BW**

Tenure: Leasehold  
Gross Internal Area: 693.85 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Everard Court, N13 4BN**  
Approx. Gross Internal Area 711 Sq Ft - 66.05 Sq M



**Second Floor**  
For Illustration Purposes Only - Not To Scale

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