



**Millstream Close, Palmers Green, N13**

**Offers In Excess Of £215,000**

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# Millstream Close, Palmers Green, N13



## Description

**\*\*GREAT FIRST TIME BUY OR INVESTMENT\*\*** Homelink are pleased to offer for sale this beautifully presented one bedroom flat set on the second floor (top) with no onward chain.

The property has had a new modern kitchen fitted recently, comes with a 90+ year lease, good size lounge, box windows, tiled bathroom, electric heating, and is within close proximity of great road and transport links. Additional benefits include storage cupboards, entry phone security system, residents underground parking and pleasant communal garden, views of the New River and is located behind electric gates.

Viewings strictly by appointment only.

Tenure: Leasehold

Lease: 91/92 Years unexpired

Service Charge: £1,847 p.a.

Ground Rent: £125 p.a.

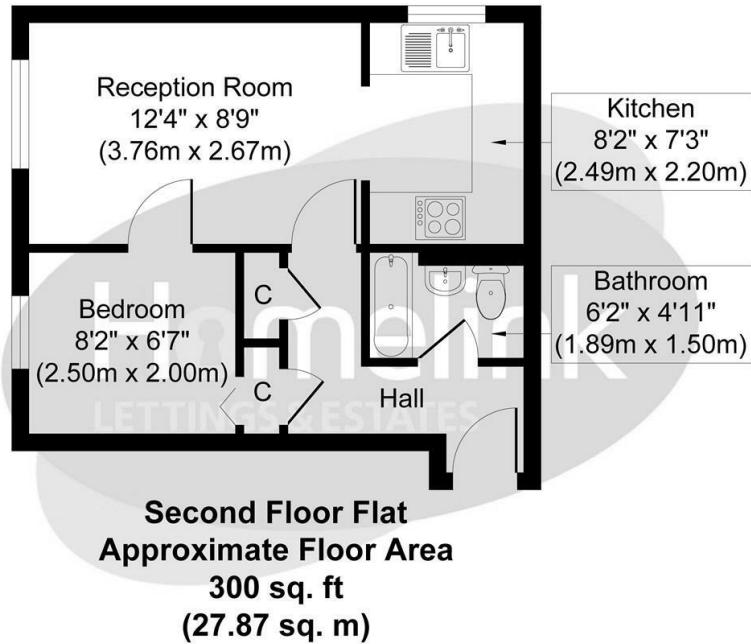
Enfield C/Tax Band - C

- One Bedroom Flat
- Modern Fitted Kitchen
- Tiled 3 Piece Bathroom
- Large Box Windows
- Underground Parking
- Great Road Links
- Great Opportunity
- Ideal for Downsizers
- Chain Free
- Must Be Seen





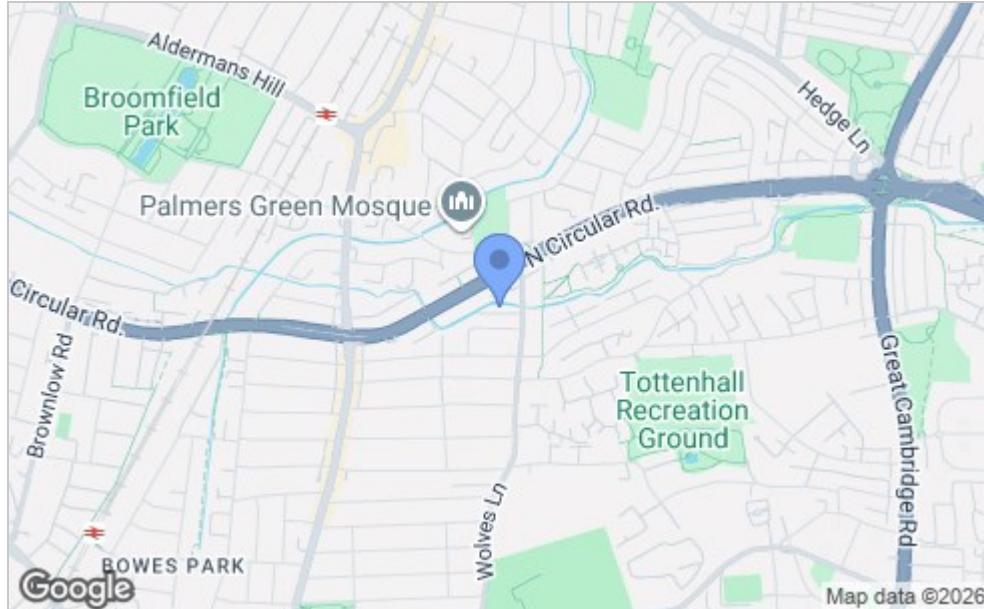
## Floor Plan



Whilst every attempt has been made to ensure the accuracy of the 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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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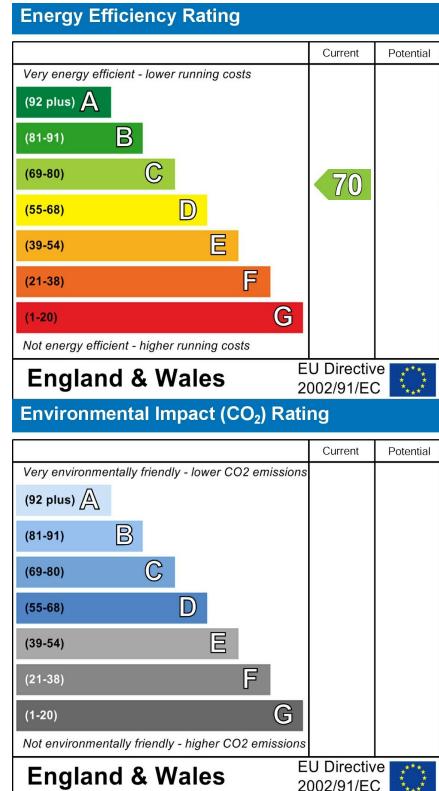
## Area Map



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.