



# Castles

GUIDE PRICE

£250,000 - £265,000

Claybee Court, Palmerston Road

N22 8QZ

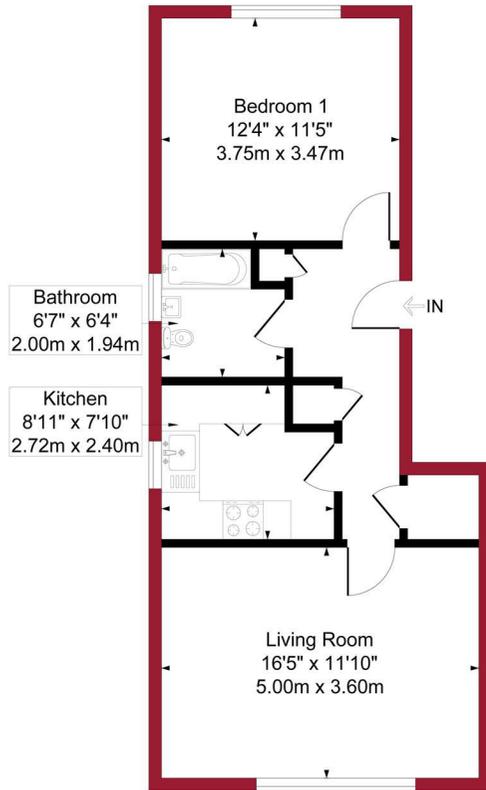
## PROPERTY SUMMARY

Guide Price £250,000-£265,000 A fantastic opportunity to acquire this well-presented first-floor apartment, set within a low-rise purpose-built block. Offering bright and contemporary living throughout, the property comprises a spacious double bedroom, a generous lounge filled with natural light, a separate modern fitted kitchen, and a stylish three-piece bathroom suite. The property further benefits from access to a well-maintained rear communal garden and convenient parking facilities.

Ideally positioned, the apartment is conveniently located within equal distance of Green Lanes High Street's vibrant shopping amenities, Bowes Park British Rail Station, and Bounds Green Underground Station, providing excellent transport links and local conveniences.

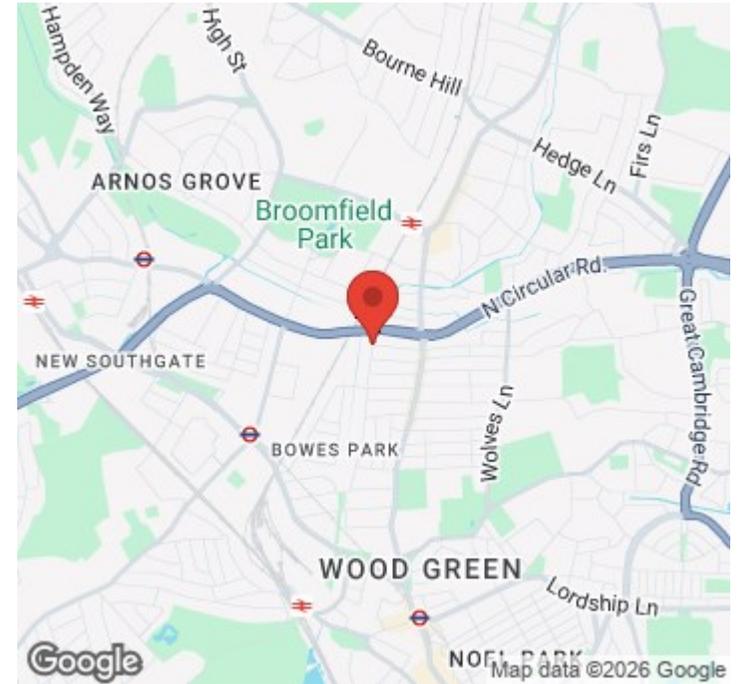
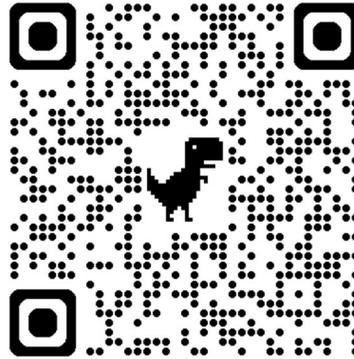






First Floor

For a guide to the area please scan this code for more information



Flat

Leasehold

**Council Tax Band: C**

**Lease Remaining: 91 years**

**Service Charge: £2,808.60 P/A**

**Ground Rent: £50.00 P/A**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



**OFFICE ADDRESS**

78 Green Lanes  
Palmer's Green  
London  
N13 6BE

**OFFICE DETAILS**

020 8888 6081  
[www.castles.london](http://www.castles.london)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		73	78
(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	