



Everard Court, Crothall Close, Palmers Green, London, N13
Chain Free £235,000 Leasehold

Anthony Webb
ESTATE AGENTS

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

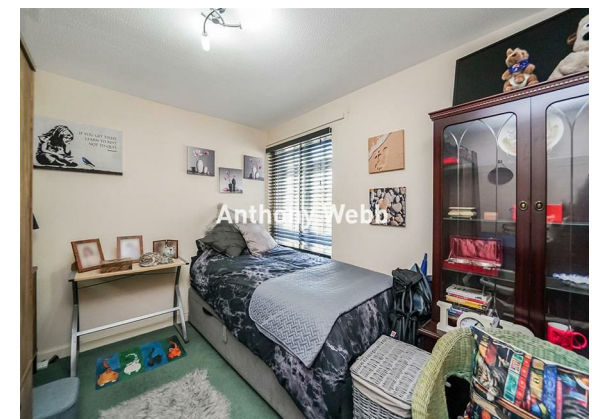
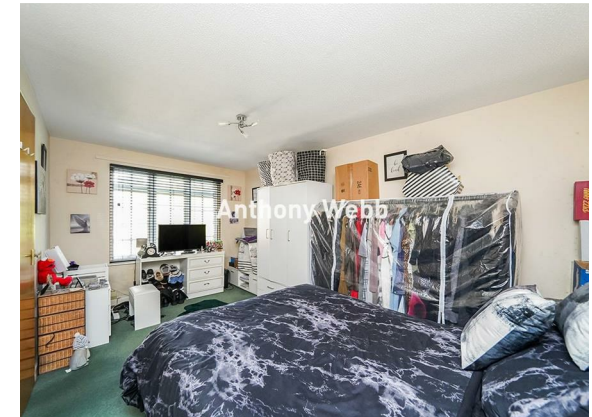
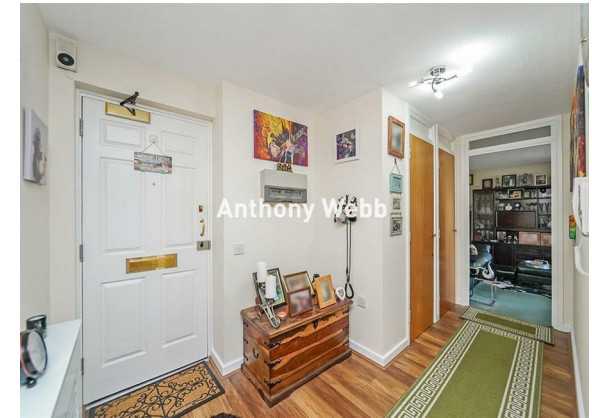
A two bedroom purpose built "Retirement" apartment (buyers must be at least 55 years old) located on the first floor of this late 1980s built development set in quiet residential grounds off Fox Lane.

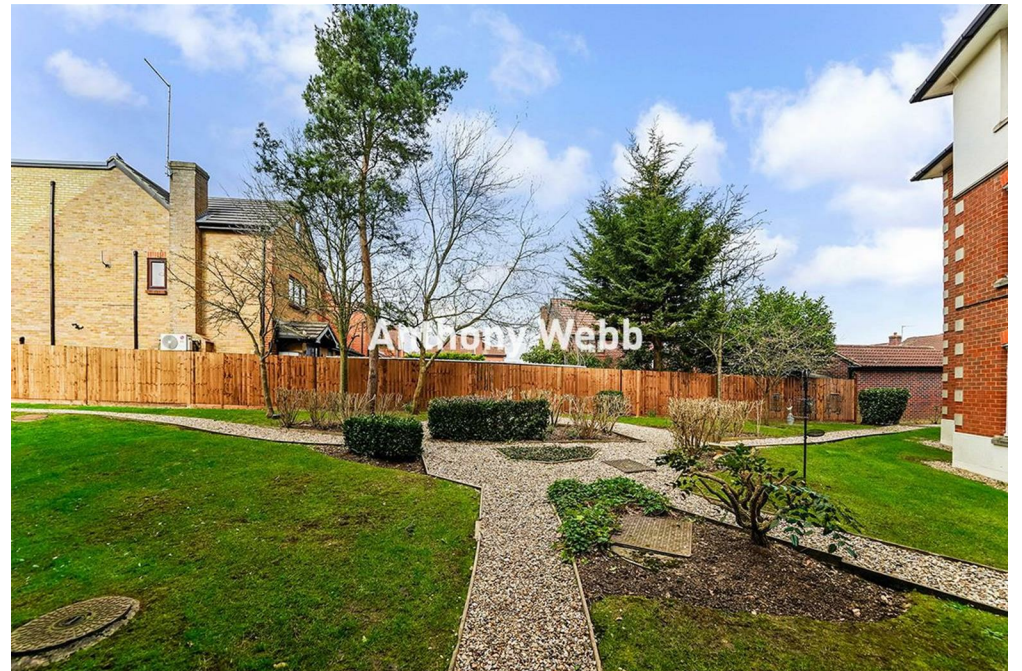
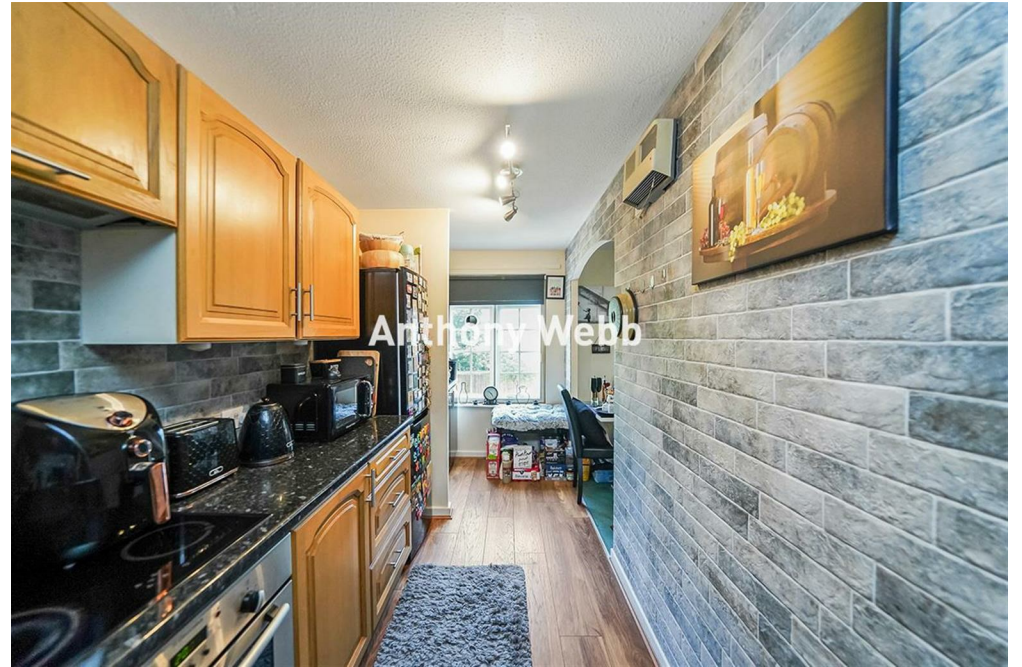
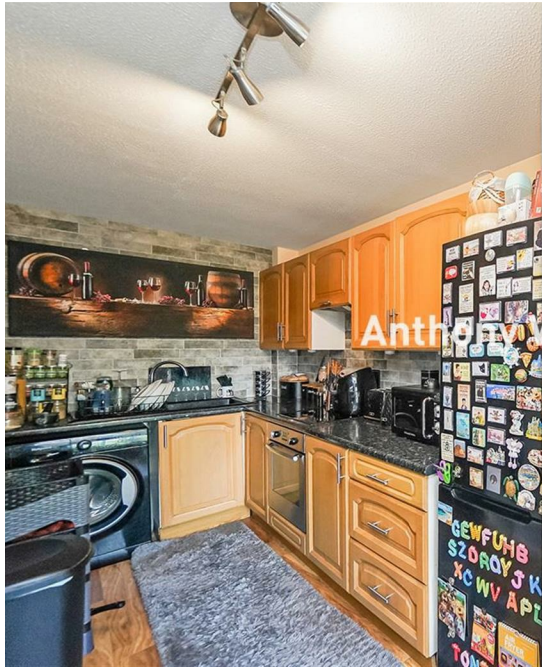
Fox Lane is a popular residential turning off Green Lanes forming part of the Lakes Estate conservation area and is conveniently located for Palmers Greens shops, restaurants, bus routes and mainline station 30 mins into Moorgate. Southgate underground and bus station is a short ride away via the W9 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/dining room • Fitted kitchen with appliances • Modern shower room • Main double bedroom with fitted wardrobes • Good size second bedroom • All windows are single glazed with secondary glazing • Economy 7 electric storage heaters • Attractive communal gardens and communal off street parking facilities.

150 years remaining lease
Service charge inc ground rent and water rates is £4668 per annum
Enfield council tax band E

- Two bedrooms
- First floor "retirement" apartment
- Living room
- Fitted kitchen
- Modern shower room
- Electric heating
- Communal parking
- Communal gardens





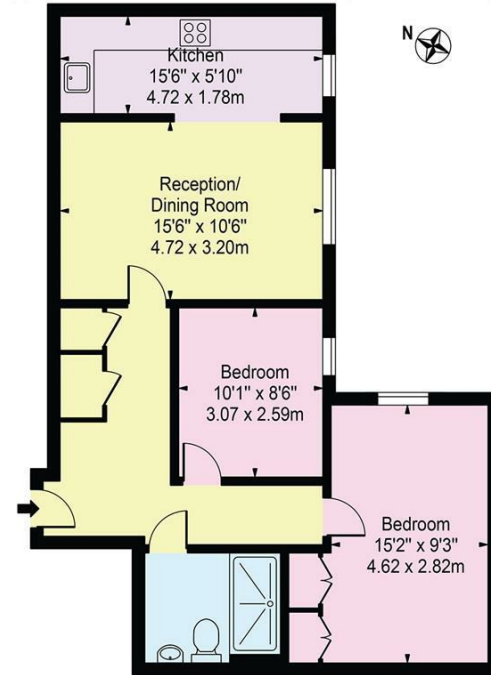
**Everard Court, Crothall Close
Palmers Green
London
N13 4BW**

Tenure: Leasehold
Gross Internal Area: 707.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		76	
(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			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales EU Directive 2002/91/EC			

**Everard Court,
Palmers Green, N13 4BW**
Approx. Gross Internal Area 707 Sq Ft - 65.68 Sq M



First Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Property particulars as supplied by Anthony Webb Estate Agents are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers of lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures statements or representations of fact, but must satisfy themselves by or of fittings, gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. no person in the employment of Anthony Webb has any authority to make any representation or warranty whatever in relation to this property.

348 Green Lanes, Palmers Green, London N13 5TJ
020 8882 7888
palmersgreen@anthonywebb.co.uk
anthonywebb.co.uk

Anthony Webb
ESTATE AGENTS