



Rideon Court, Palmerston Road, Wood Green, N22

Offers In The Region Of £329,000



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# Ridegon Court, Palmerston Road, Wood Green, N22



## Description

**\*\*GREAT FIRST TIME PURCHASE\*\*** Homelink Lettings & Estates are pleased to offer for sale this well presented two double bedroom flat in the popular Bowes Park/Bounds Green area.

The property offers great advantages such as, being newly painted, large lounge space, allocated, fitted kitchen/breakfast room, spacious bathroom, double glazing and wood flooring throughout and has on-site unallocated parking.

Located close to Bowes Park Mainline station and Bounds Green underground station, the property is also close local shopping amenities. Ideally suited for a first time buyer or even an investor, the property is ready to go. Parking off street is on a first come basis.

To arrange a viewing and avoid disappointment, call and speak to one of our friendly sales team.

Tenure: Leasehold

Lease: 127 years

Service Charge: £1500 p.a. (incl. of Ins.)

Ground Rent: £0.00

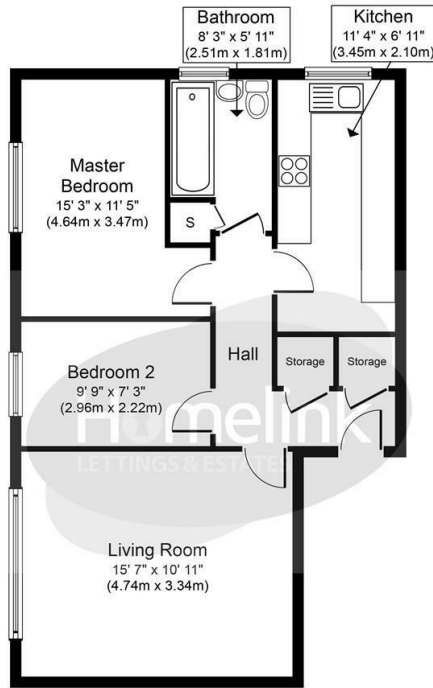
Haringey C/Tax Band - C

- Two Bedroom Flat
- Long Lease
- Set on 2nd Floor
- Fitted Kitchen
- Off Street Parking
- Close to Local Shops
- Good Transport Links
- Ideal for First Time Buyers
- Must Be Seen
- Chain Free





## Floor Plan

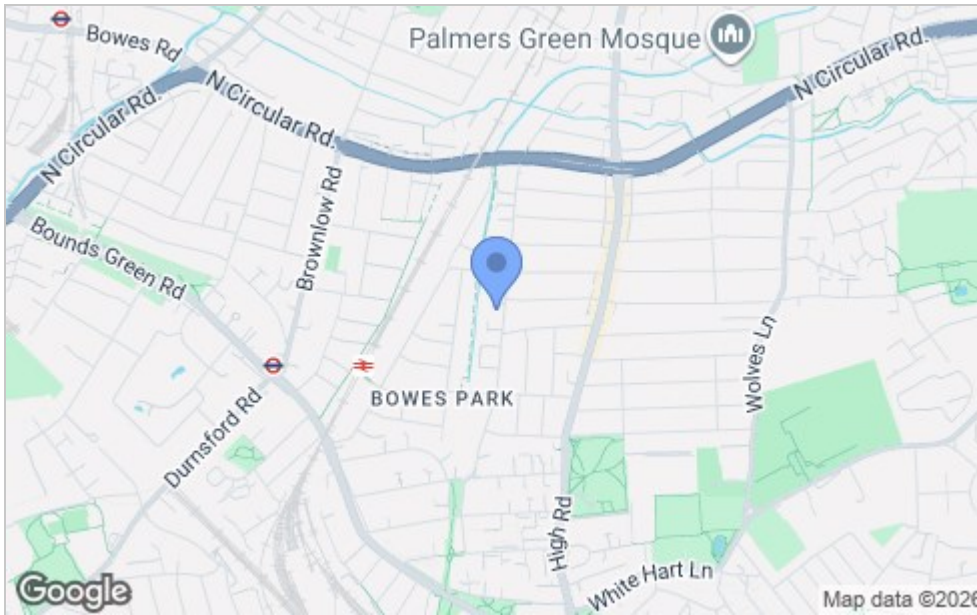


**Second Floor**  
Approximate Floor Area  
689 sq. ft.  
(64.0 sq. m.)

**Ridgeon Court, Palmerston Rd N22**

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. 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

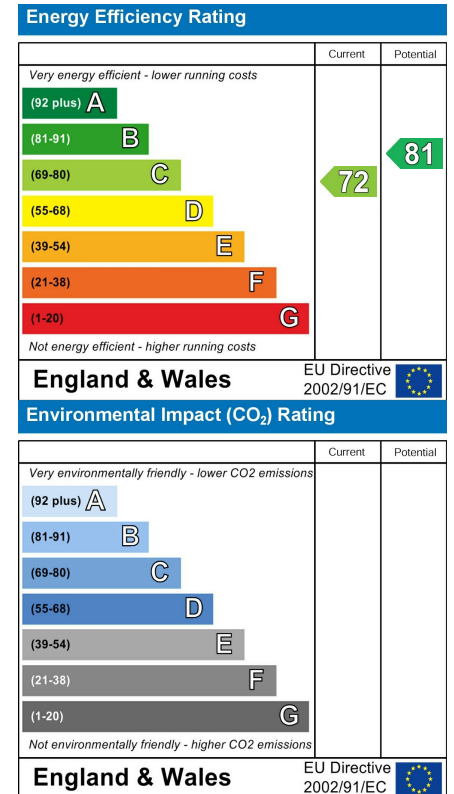


## Viewing

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.

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.

## Energy Efficiency Graph



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