



## **Cherry Blossom Close, Palmers Green, London, N13**

Available

£319,995 (Leasehold)





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**Outstanding 2-bedroom, 2-bathroom first floor flat, fully modernised, with residents parking.**

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Located in the tranquil Cherry Blossom Close, this purpose-built flat in Palmers Green offers a delightful blend of comfort and convenience. With two well-proportioned bedrooms and two bathrooms, including an en-suite to the master bedroom, this property is ideal for both professionals and small families seeking a modern living space.

The flat boasts a contemporary, fitted kitchen, perfect for those who enjoy cooking and entertaining. The property is presented in excellent condition throughout, ensuring a welcoming atmosphere from the moment you step inside.

An extended lease adds to the appeal of this property, providing peace of mind for potential buyers. Additionally, ample on-site parking is available, a rare find in London, making it convenient for residents and guests alike.

Location is key, and this flat does not disappoint. It is within reach of Palmers Green Train Station, offering excellent transport links to central London. The surrounding area is rich in amenities, with a variety of shops, cafes, and restaurants, including the popular Gusto D'Italia, all just a stroll away.

In summary, this two-bedroom flat in Cherry Blossom Close presents an excellent opportunity for those looking for a modern, well-located home in Palmers Green.

Tenure: Leasehold

Lease Term: Started in 1997 with a lease of 189 years.

Term remaining: 160 years remaining

Service Charge: £2,594.73 a year

Ground Rent: Not payable

Local Authority: London Borough of Enfield

Council Tax Band: D

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## Parking

ANPR, parking on a first come, first serve basis

## Communal Hallway

Stairs to first floor

## Hallway

## Lounge

x2 double glazed windows to rear aspect, electric feature fire place, door to:

## Kitchen

Double glazed window to rear aspect, fully fitted matching range of wall and base units with work surfaces over, plumbed space for washing machine, sink and drainer with mixer tap, integrated fridge freezer, electric oven, induction hob with matching extractor hood over, tiled splash backs.

## Bedroom 1

Double glazed window to front aspect, electric radiator, door to:

## En-suite

Double glazed opaque window to side aspect, walk-in shower, low flush w/c, hand basin with mixer tap, part tiled.

## Bedroom 2

Double glazed window to front aspect

## Bathroom

Double glazed opaque window to side aspect, panel bath with mixer tap, shower extension and shower screen, hand basin, low flush w/c, built in storage, airing cupboard with immersion heater, extractor fan, heated towel rail.

## Disclaimer

Viewings: In consideration of the current owner/occupants, please note:

- a. Pets are not allowed to attend viewings.
- b. Additional photos and/or filming of the property internally and externally is not permitted.
- c. Loft access is not generally permitted unless express







permission is requested.

Anti-Money Laundering Regulations: Intending purchaser(s) will be charged up to £20+VAT each to digitally produce and verify identification and financial documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We are unable to proceed and/or remove a property from the market without this.

Availability: Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

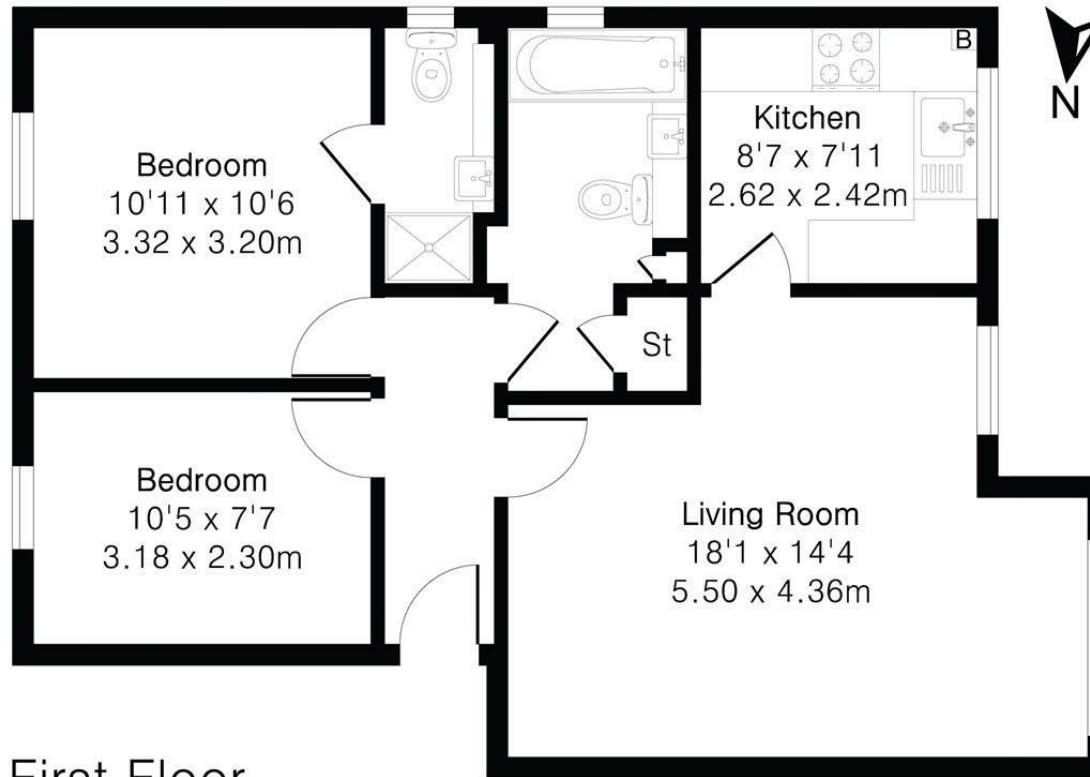
Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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Approximate Gross Internal Area 642 sq ft - 60 sq m



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



EPC Rating C / Local Authority: London Borough of Enfield / Council Tax Band: D

