

TO LET

- One double bedroom
- Retirement apartment
- Overlooking communal gardens
- Living room
- Fitted kitchen
- Shower room
- Double glazing/electric heating
- Communal gardens and parking



Avenue Road, Palmers Green, London, N14  
£110,000

**Anthony Webb**  
ESTATE AGENTS

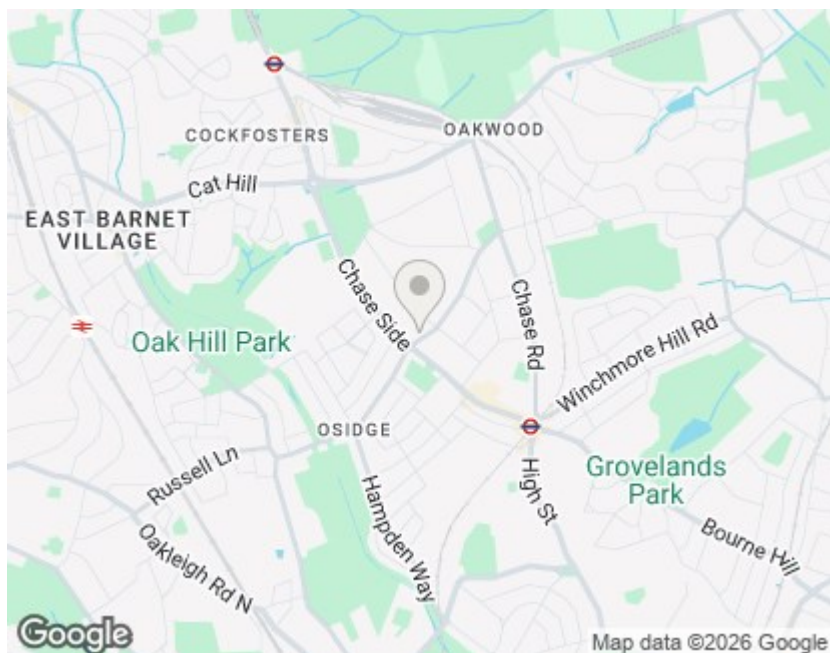
# Avenue Road, Palmers Green, London, N14

CHAIN FREE one bedroom purpose built "Retirement" apartment (buyers must be at least 60 years old) located in this purpose built development set in quiet residential grounds on Avenue Road.

Avenue Road is conveniently located for Southgate and Oakwood's shops, restaurants, bus routes and Underground stations (Piccadilly Line).

Secure communal entrance with entry phone system • Stairs/lift to all floors • Communal living/dining area and laundry room • Spacious living room • Fitted kitchen with appliances • Good size modern shower room • Spacious double bedroom • Double glazing • Electric heating • Attractive communal gardens and communal off street parking facilities.

Lease remaining- 90 years  
 Service charge- £3112 per annum  
 Ground rent- £485 per annum  
 Enfield council tax band D



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



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