



Cambrai Court, Aldermans Hill, Palmers Green, London, N13
£475,000 Leasehold - Share of Freehold

Anthony  **Webb**
ESTATE AGENTS

Cambrai Court, Aldermans Hill, Palmers Green, London, N13

A well presented and spacious ground floor two double bedroom apartment opposite Broomfield Park offering an impressive 1076 sq ft of living space including a living/dining room with balcony, a kitchen/diner, a bathroom, separate w.c and a garage en bloc.

Cambrai Court is a much sought after block built in 1969. Located on Aldermans Hill the property is ideally situated, close to both Southgate Green and Palmers Green shops, restaurants, bus routes and mainline station into Moorgate.

Secure entry phone system • Clean and tidy communal areas • Spacious hallway • 19ft living room with balcony • Kitchen/diner • Bathroom • Plenty of storage cupboards • Impressive size main bedroom with built in wardrobes • Second double bedroom with fitted wardrobes • Separate w.c/basin • Double glazing • Gas central heating • Communal parking facilities • Garage en bloc.

Enfield Council Tax Band E
Remaining lease-996
Ground rent-£0
Service charges-£1200p.a

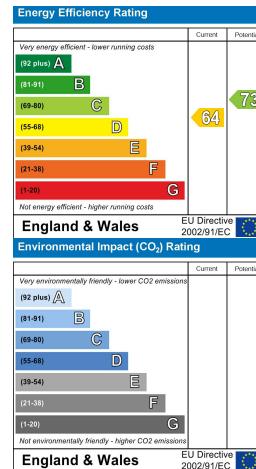
- Two double bedrooms
- Ground floor apartment
- Secure communal entrance
- Living/dining room
- Kitchen/diner
- Bathroom + separate w.c
- Double glazing/gas central heating
- Garage en bloc





Cambrai Court, Aldermans Hill Palmers Green London N13 4QH

Tenure: Leasehold - Share of Freehold
Gross Internal Area: 1076.00 sq ft



Ground floor



TOTAL FLOOR AREA : 1076sq.ft. (100.0 sq.m.) approx.

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