



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 Greens 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





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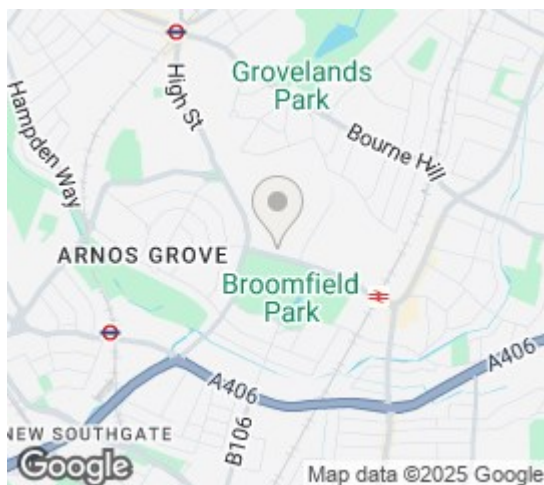
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Tenure: Leasehold - Share of Freehold
Gross Internal Area: 1076.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	73
(39-54) E			
(17-38) 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	

Ground floor



TOTAL FLOOR AREA: 1076sq.ft. (100.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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