



Cherry Blossom Close, Palmers Green, London, N13
Chain Free £225,000 Leasehold

Anthony  **Webb**
ESTATE AGENTS

Cherry Blossom Close, Palmers Green, London, N13

A one double bedroom apartment located on the second floor of this three story block with a spacious living room, a good size separate kitchen, electric heating, secure entry phone system and communal parking facilities.

Cherry Blossom Close is a 1990s Fairview built development conveniently located for Palmers Green's shops, restaurants, bus routes and mainline station (Moorgate). There are various bus/road routes inc the A406 and A10 to Wood Green/Arnos Grove underground stations and London beyond.

Remaining lease-163 Years
Service charge - £2700 per annum
Ground rent - £100 per annum
Enfield council tax band C

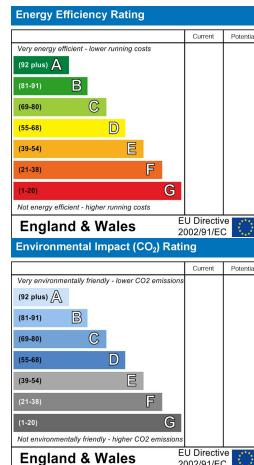
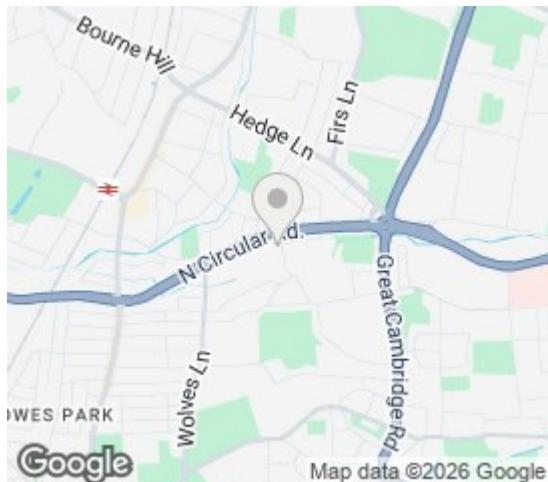
- Second floor flat
- Purpose built development
- One double bedroom
- Spacious living room
- Good size kitchen/bathroom
- Loft storage space
- Secure entry phone system
- Communal parking facilities



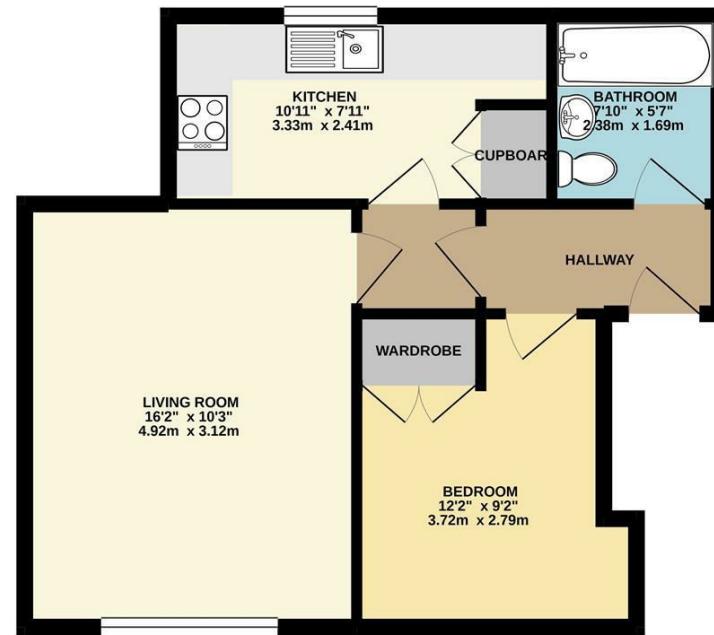


Cherry Blossom Close Palmers Green London N13 6BZ

Tenure: Leasehold
Gross Internal Area: 441.00 sq ft



SECOND FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA: 441 sq.ft. (41.0 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 misdescription. The floorplan is for guidance 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.
Model with Messrs. C. & C. 2021

Property particulars as supplied by Anthony Webb Estate Agents are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures statements or representations of fact, but must satisfy themselves by or of fittings, gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. no person in the employment of Anthony Webb has any authority to make any representation or warranty whatever in relation to this property.