



Bluebonnet Court, 11 Ruby Mews, Palmers Green, London, N13
Offers In Excess Of £400,000 Leasehold

Anthony Webb
ESTATE AGENTS

Bluebonnet Court, 11 Ruby Mews, Palmers Green, London, N13

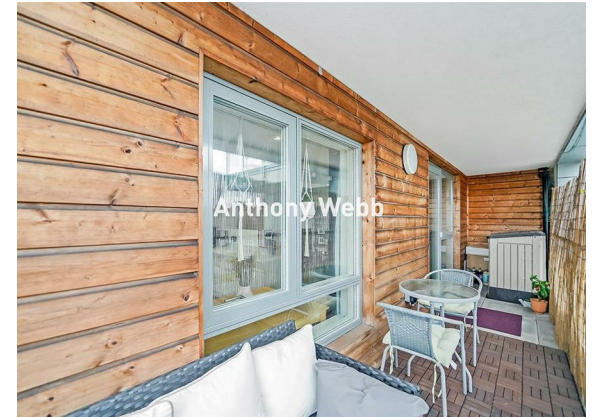
Modern and beautifully presented two double bedroom, two bath/shower room second floor apartment with balcony and allocated parking space, offering a generous 839sq ft of bright and airy living space.

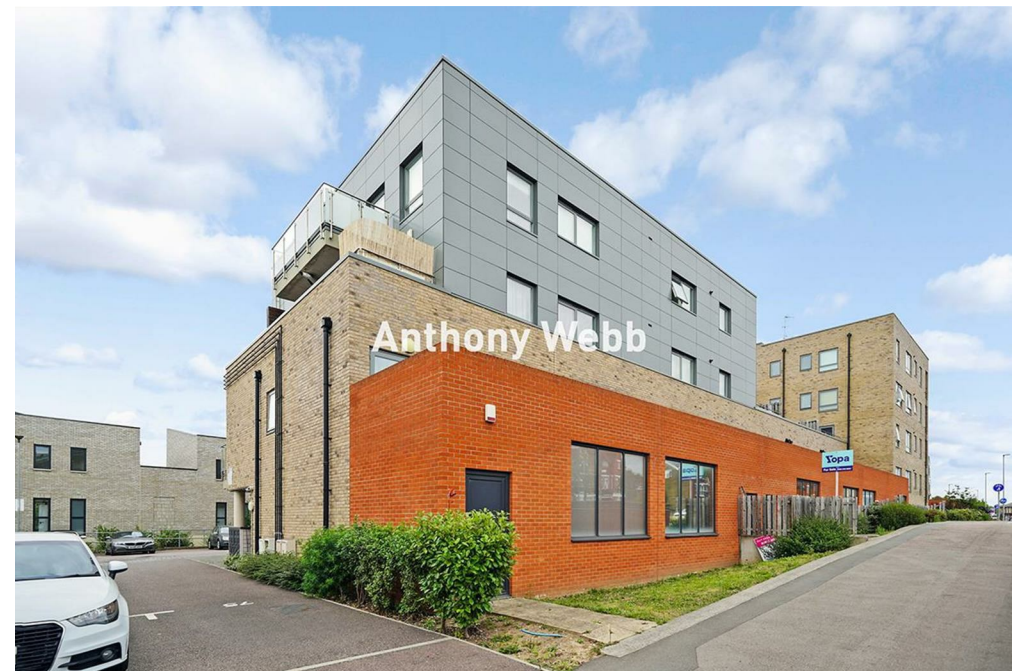
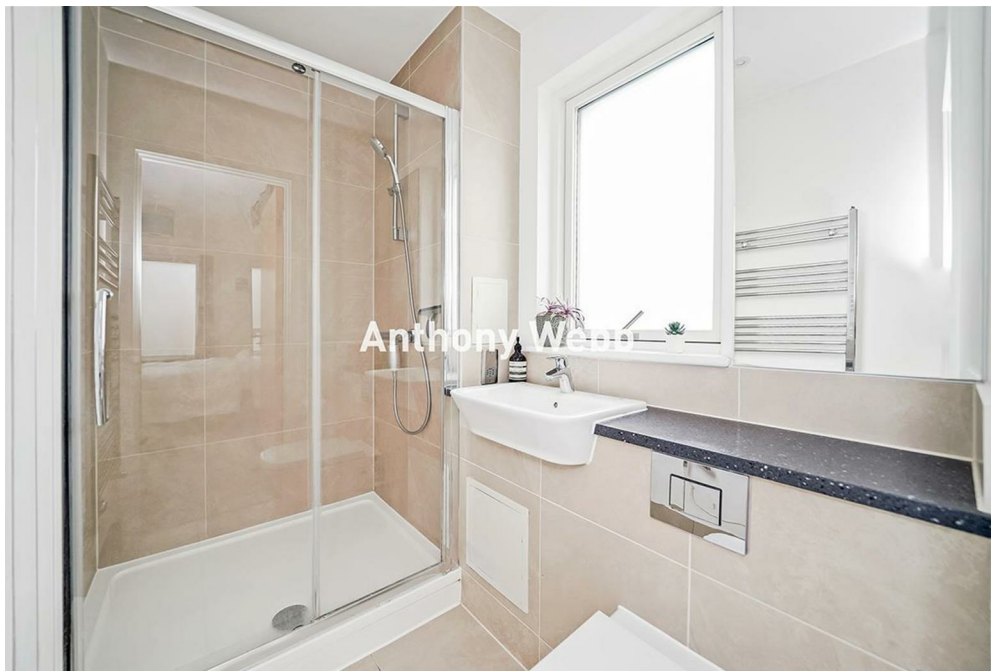
Bluebonnet Court is a modern development built in 2017 and is ideally located for both Arnos Grove and Bounds Greens shops, restaurants, bus routes and underground stations. Bowes Park and Palmers Green mainline stations are also within easy reach. The property also offers fantastic road links into London and beyond via the A406 and A10.

Secure communal entrance with entry phone system • Hallway with large storage cupboard • Open plan living/kitchen space with balcony • Modern fitted kitchen • Modern Bathroom • Main bedroom with modern en-suite shower room • Second double bedroom • Gas central heating • Triple/double glazing • Allocated parking space.

The property has a remaining lease of 116 years.
Service charges-£2442.36 p.a
Ground rent-£360 p.a
Council Tax band D

- Two bedrooms
- Second floor apartment
- Open plan living/kitchen space
- Modern fitted kitchen
- Two bath/shower rooms
- Double glazing/gas central heating
- Balcony
- Allocated parking space





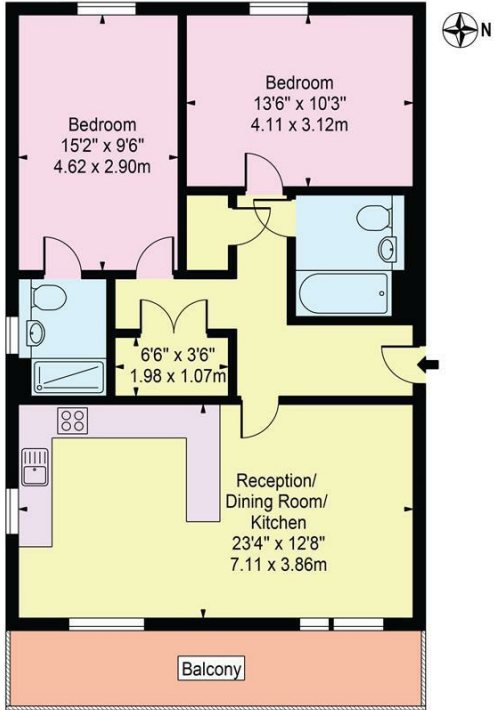
Bluebonnet Court, 11 Ruby Mews
Palmers Green
London
N13 4EN

Tenure: Leasehold
Gross Internal Area: 840.00 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	83	83
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(50-60) C		
(39-48) D		
(29-38) E		
(19-28) F		
(1-18) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Bluebonnet Court, N13 4EN
Approx. Gross Internal Area 839 Sq Ft - 77.95 Sq M



Second Floor
For Illustration Purposes Only - Not To Scale

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