



Cherry Blossom Close, Palmers Green, London, N13
Chain Free £275,000 Leasehold

Anthony Webb
ESTATE AGENTS

Cherry Blossom Close, Palmers Green, London, N13

A CHAIN FREE two bedroom, two bath/shower room apartment located on the ground floor of this 1990s built development. The property which requires updating through out offers an excellent opportunity for a first time buyer or a buy to let investor.

Cherry Blossom Close is a popular development ideally located for Green Lanes wealth of shops, restaurants, bus routes and mainline stations including Bowes Park and Palmers Green. The property also offers excellent road links into London and beyond via the A10 and A406. Oakthorpe primary school is also a short walk away.

Secure communal entrance with entry phone system • Spacious living room • Kitchen • Bathroom • Main double bedroom with en-suite shower room • Good size second bedroom • Electric heating • Timber framed double glazing • Laminate/lino floors through out • Communal residents parking facilities via permit.

Remaining lease of 160 years.
Service charges-£2594.73p.a
Ground rent-£200p.a
Enfield Council Tax Band D

- Two bedrooms
- Ground floor apartment
- Living room
- Kitchen
- Two bath/shower rooms
- Electric heating/double glazing
- Secure communal entrance
- Communal parking via permit





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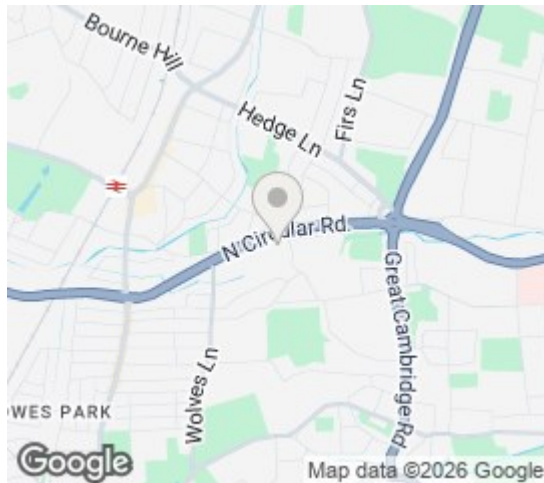
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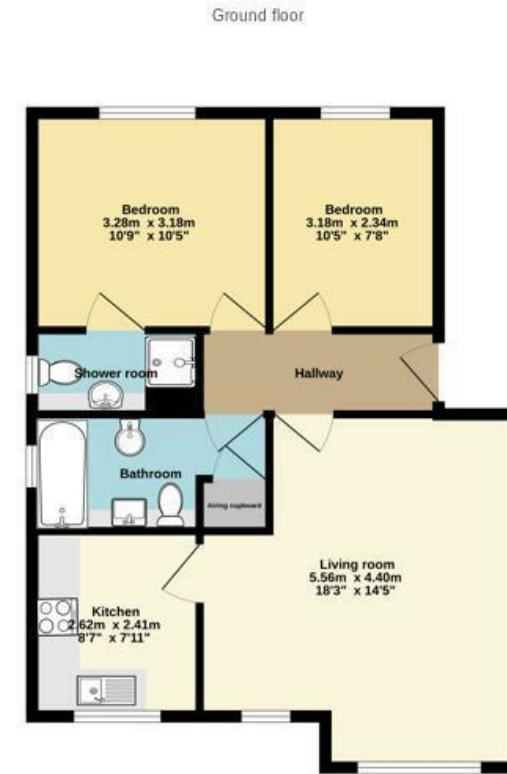
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Cherry Blossom Close Palmers Green London N13 6BQ

Tenure: Leasehold
Gross Internal Area: 699.66 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		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	



TOTAL FLOOR AREA: 574 sq.m. (5816 sq.ft.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, wall, ceiling, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used 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.

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