



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

**Anthony Webb**  
ESTATE AGENTS

# Crothall Close, Palmers Green, London, N13

A bright and beautifully presented CHAIN FREE two bedroom purpose built "Retirement" apartment (buyers must be at least 55 years old) located on the second floor of this 1980s built development set in quiet residential grounds off Fox Lane.

Fox Lane is a popular residential turning off Green Lanes forming part of the Lakes Estate conservation area and is conveniently located for Palmers Greens shops, restaurants, bus routes and mainline station 30 mins into Moorgate, Southgate underground and bus station is a short ride away via the W9 bus route. Both Broomfield and Groveland parks are also within easy walking distance.

Secure communal entrance with entry phone system • Stairs/lift to all floors • Heated communal hallways • Communal living/dining area and laundry room • Entrance hallway with storage cupboard and airing cupboard • Spacious living room with dual aspect windows • Modern fitted John Lewis kitchen with appliances • Good size modern bath/shower room • Two good size bedrooms both with fitted wardrobes • All windows are single glazed with secondary glazing • Modern electric heaters with zone temperature controls • Attractive communal gardens and communal off street parking facilities.

65 years remaining lease • Service charge inc ground rent and water rates is £3200p.a • Enfield council tax band E

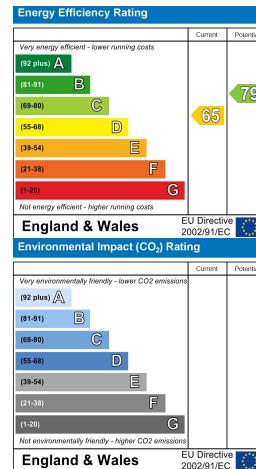
- Two bedrooms
- Modern retirement apartment
- Second floor
- Spacious living room
- Modern kitchen with appliances
- Bath/shower room
- Secure communal entrance
- Communal parking



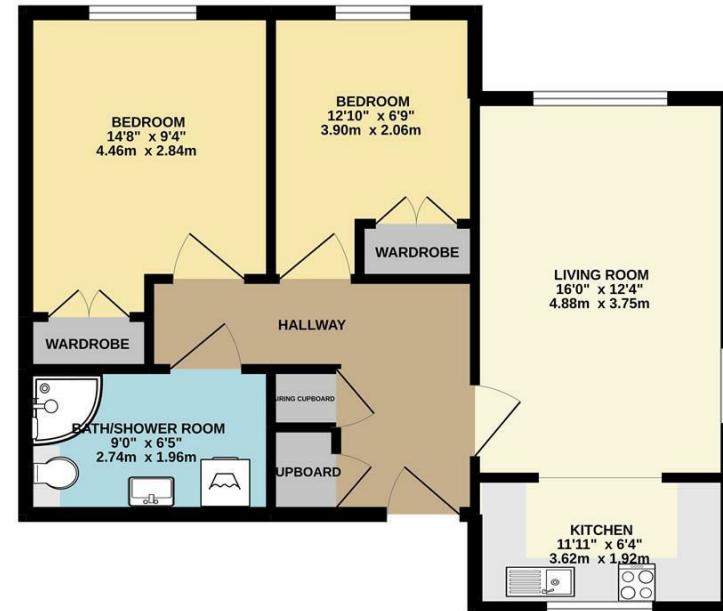


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Tenure: Leasehold  
Gross Internal Area: 667.00 sq ft



SECOND FLOOR



TOTAL FLOOR AREA: 667sq ft (62.0 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 inaccuracy. Prospective buyers should not rely on the floorplan and must be advised to have a survey carried out by a qualified surveyor. The floorplan is provided for guidance only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. 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 or 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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