

**FOR SALE**



**Cherry Blossom Close, Palmers Green, London, N13**  
**Chain Free £250,000 Leasehold**

**Anthony Webb**  
ESTATE AGENTS



# Cherry Blossom Close, Palmers Green, London, N13

A well presented CHAIN FREE one double bedroom apartment located on the first 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.

Council tax band C • Service charge £220 per month • No ground rent • Length of remaining lease 165 years • Secure communal entrance with entry phone system • Living room with bay window and wood floor • Modern fitted kitchen • Modern bathroom • Double bedroom with wood floor • Electric heating • Double glazing • Communal parking facilities.

- One double bedroom
- First floor apartment
- Spacious living room
- Modern kitchen/bathroom
- Electric heating
- Chain free
- Communal permit parking facilities
- Communal gardens

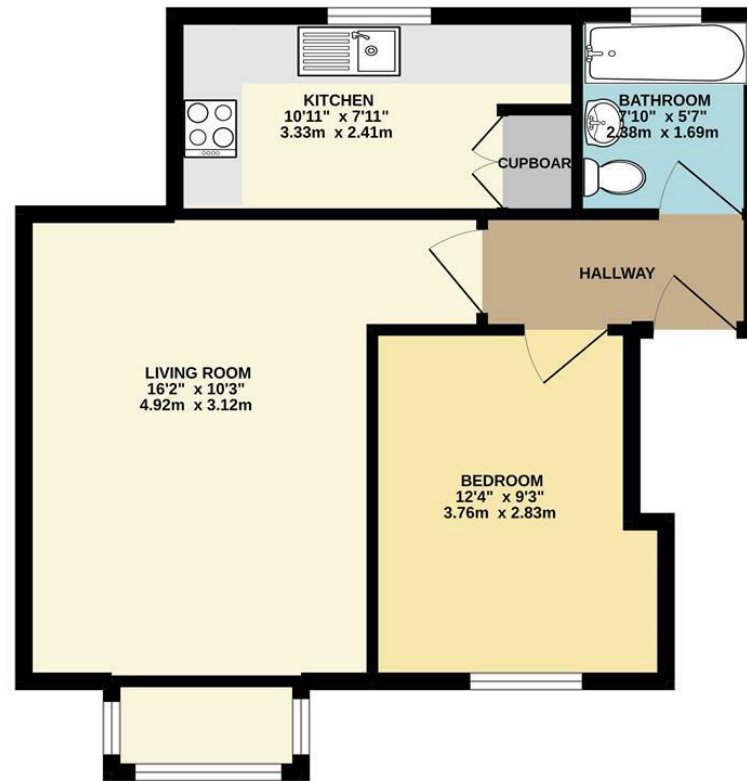


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		



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FIRST 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 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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