



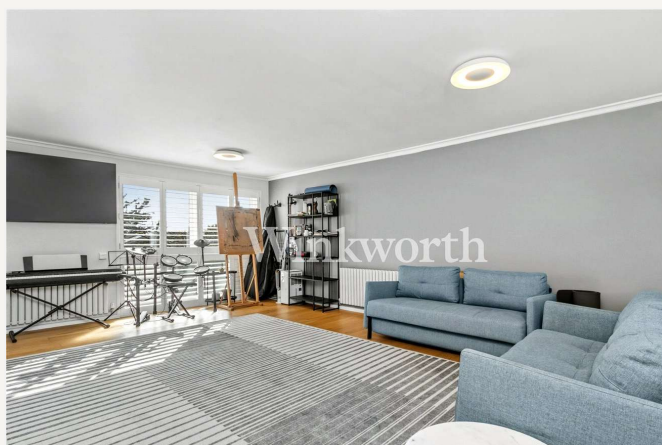
Lucerne Close, N13

Offers In Excess of £525,000 *Share of Freehold*



A beautifully presented two-bedroom apartment offering 935 sq ft of bright and well-proportioned living space. Situated on the second (top) floor of a well-kept development opposite Broomfield Park, the property is conveniently located approximately half a mile from Palmers Green BR station.

The apartment features an impressive 24'7" wide open-plan kitchen, dining and reception area, providing an excellent space for both relaxing and entertaining. South-facing windows allow an abundance of natural light to flow into the room, enhancing the sense of space throughout.



Palmers Green

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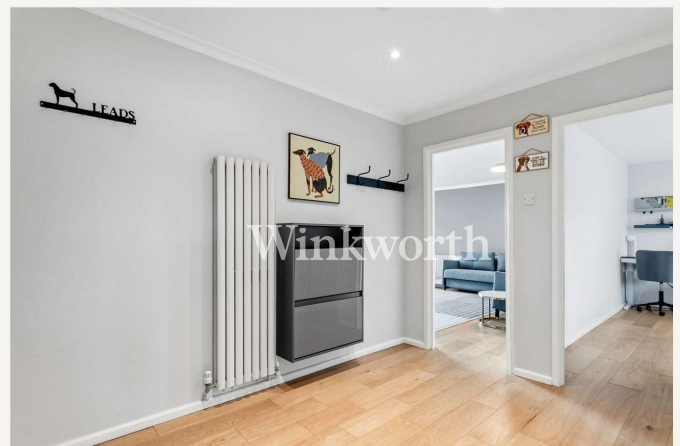


The fully integrated kitchen provides generous storage and worktop space, exceeding what is typically found in similar apartments. It is finished with sleek gloss white handleless units and complemented by a central island with a block wood worktop. Both bedrooms are well-proportioned, while the contemporary shower room has been thoughtfully designed and includes underfloor heating and a spacious walk-in double shower. A generous entrance hall provides a welcoming entrance to the property.

Further benefits include a garage en bloc, double glazing, loft access, an intercom entry-phone system, oak wood flooring, and a share of the freehold, held by way of a share in the management company.

We highly recommend a viewing to fully appreciate the space this superb flat offers.

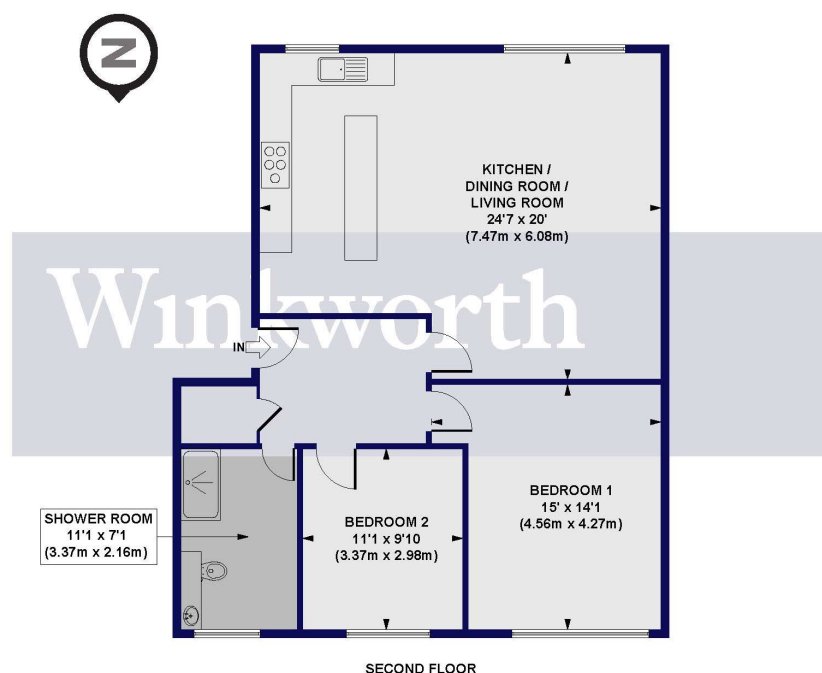




MATERIAL INFO

Tenure: Share of Freehold
Term: In the region of 940 years remaining
Service Charge: £2463 per annum
Ground Rent: Peppercorn
Council Tax: London Borough of Enfield - Band D
EPC rating: C

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Approx. Gross Internal Floor Area 935 sq. ft / 86.84 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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