



LUCERNE CLOSE, N13
£350,000 SHARE OF FREEHOLD

**A SPACIOUS ONE BEDROOM FIRST FLOOR
 FLAT LOCATED CLOSE TO BROOMFIELD PARK.**

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DESCRIPTION:

A stunning one bedroom first floor flat with a garage, set on the first floor of an established purpose-built development situated opposite Broomfield Park and approximately half a mile to Palmers Green BR station. The property has been updated to provide light and stylish living accommodation with plenty of built-in storage. You will find a generously sized reception room with ample space for a dining table, an attractive fitted kitchen, a large double bedroom with a fitted wardrobe, and a contemporary tiled bathroom. Additional benefits include triple glazed windows, a utility room with space and plumbing for a washing machine, wooden flooring, an intercom entry system, gas central heating and a share of freehold.

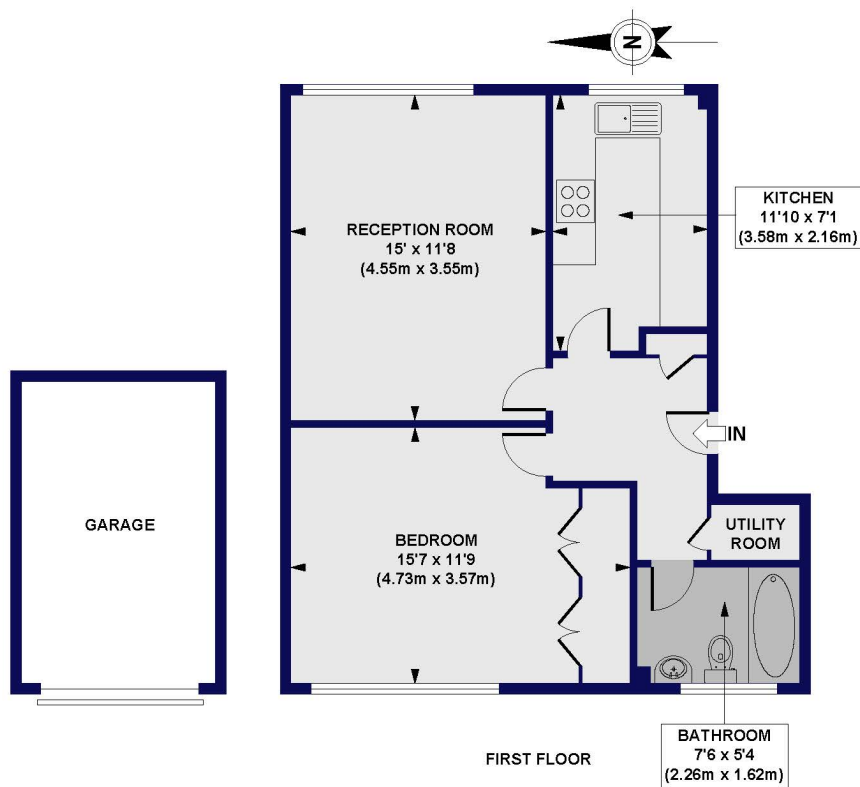
AT A GLANCE:

- Spacious One Bedroom First Floor Flat
- Excellent Location Opposite Broomfield Park
- Easy Reach of Palmers Green BR Station
- Attractive Fitted Kitchen
- Contemporary Tiled Bathroom
- Garage
- Gas Central Heating
- Triple Glazed Windows
- Utility Room
- Communal Grounds
- Share of Freehold with a Long Underlying Lease





Lucerne Close, N13
Approx. Gross Internal Floor Area 547 sq. ft / 50.82 sq. m
(Excluding Garage)



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.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	74 78
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales EU Directive 2002/91/EC	

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