



FOX LANE, N13
OFFERS OVER £400,000 LEASEHOLD

**A SUPERB FLAT OFFERING MODERN AND SPACIOUS
ACCOMODATION IN A DESIRABLE LOCATION ON THE
BORDER OF PALMERS GREEN AND SOUTHGATE.**

Palmers Green | 020 8920 9900 | palmersgreen@winkworth.co.uk

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DESCRIPTION:

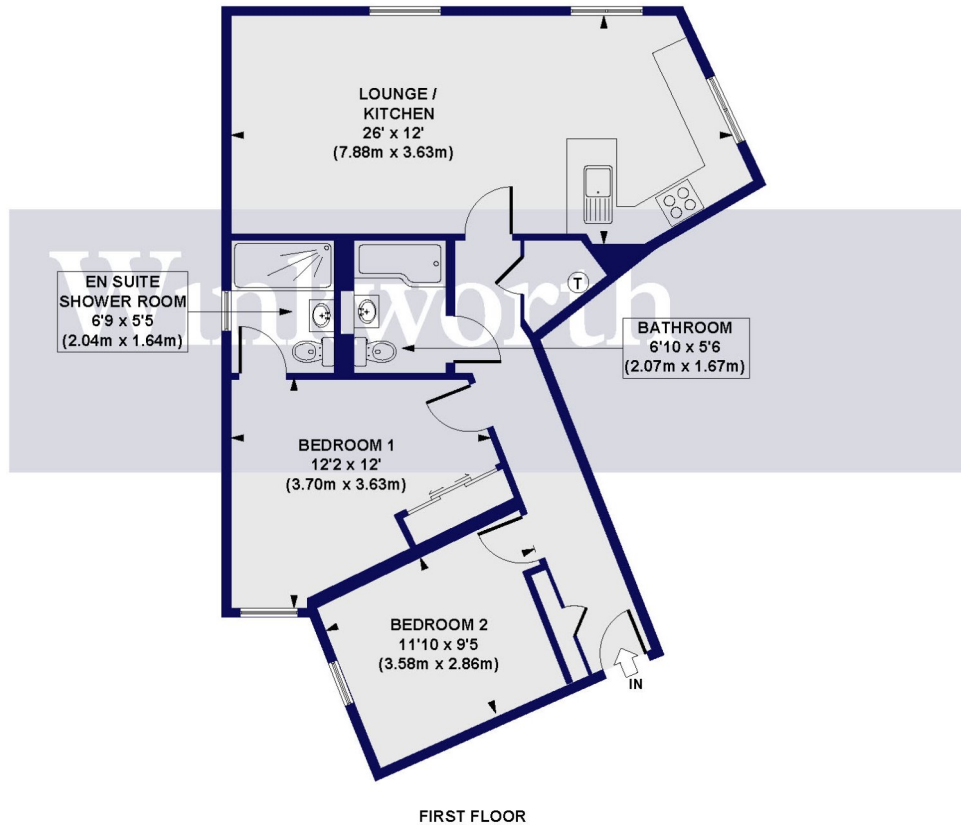
A beautifully presented two-bedroom apartment set on the first floor of a modern, private development in a desirable location within the 'Lakes' conservation area, approximately half a mile from Palmers Green train station (to Moorgate), and easy reach of both Broomfield and Grovelands Parks.

This stunning property boasts 731 Sq. ft of light and airy living accommodation with modern features. You will find a superb 26'x12' open-plan lounge/kitchen with dual-aspect windows. The kitchen features modern handleless units with a granite worktop, breakfast bar, and a range of integrated appliances, while the lounge offers ample space to relax and entertain. The bedrooms are well-proportioned, with one benefitting from a fitted wardrobe and an en-suite. Additionally, there is a luxurious, fully tiled family bathroom and a spacious entrance hall with built-in storage. Externally, the property benefits from well-maintained communal grounds, a video entry phone system operating a secure entrance, and an electronic gate providing access to an allocated parking space. We highly recommend an internal viewing to fully appreciate the space and standard of accommodation this beautiful flat offers.

- Tenure: Leasehold
- Council Tax: London Borough of Enfield - Band E
- Lease Term: Approximately 103 years remaining (125 years from 24 June 2002)
- Service Charge: £1,975 Per Annum
- Ground Rent: £250 Per Annum, doubling every 25 years



Hannah Court, Fox Lane, N13
 Approx. Gross Internal Floor Area 731 sq. ft / 67.89 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.

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		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C	81	84
(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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