



PELLIPAR CLOSE, N13
£350,000 LEASEHOLD

**SUPERB TWO DOUBLE BEDROOM FLAT IN
 THE HEART OF PALMERS GREEN.**

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

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DESCRIPTION:

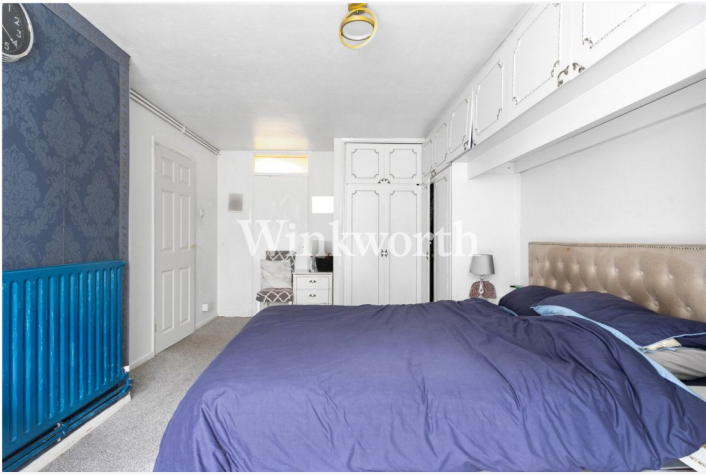
A spacious flat with a garage located in the heart of Palmers Green, just off Fox Lane, moments to shops and cafes located on Green Lanes, and within easy reach of Palmers Green rail station and Broomfield Park.

Situated on the second floor of a purpose-built, self-managed block, the property benefits from just over 750 sq. ft. of generously sized accommodation. It features a well-proportioned reception room with dual-aspect windows and ample space for a dining table, a modern fitted kitchen, two double bedrooms, a shower room, and a separate WC. You will also find ample built-in storage, an intercom entry phone system, and a communal lift. We highly recommend a viewing to fully appreciate the space and light the property offers.

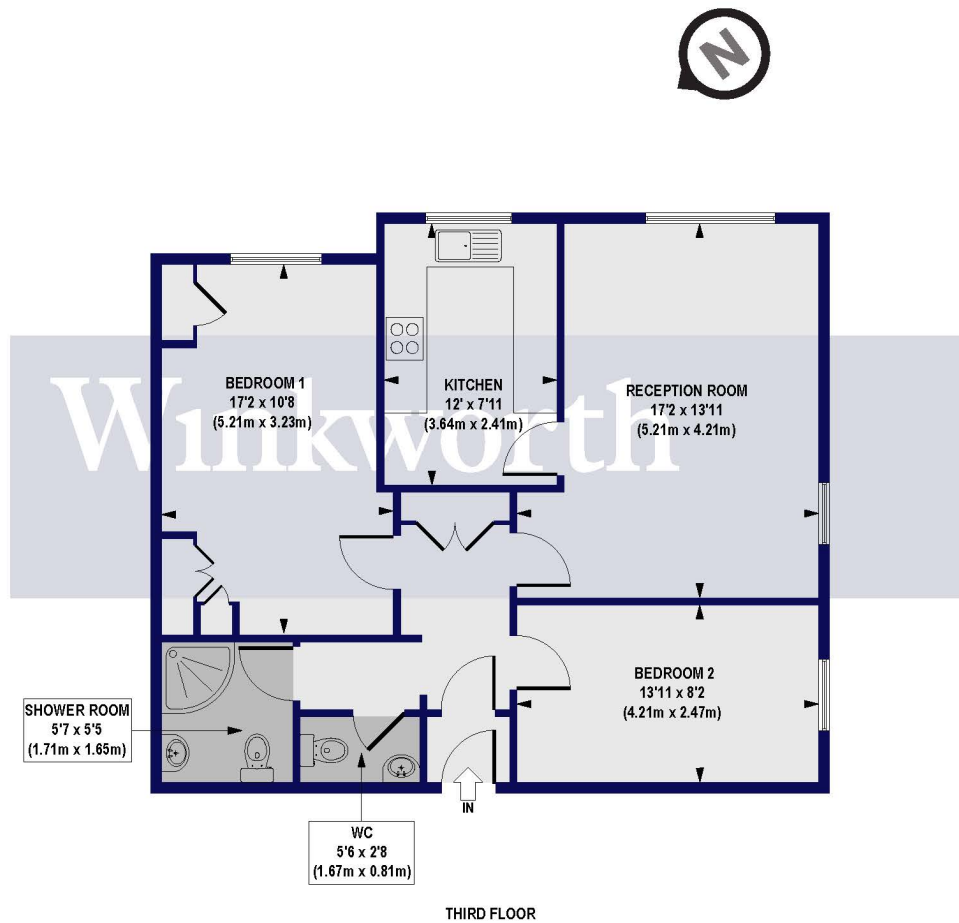
AT A GLANCE:

- Spacious Second Floor Flat
- Excellent Town Centre Location
- Ideal For Investors and First-Time Buyers
- Located Close to Shops and Public Transport Links
- Generously Sized Reception Room
- Two Double Bedrooms
- Long Remaining Lease Term
- Double-Glazing
- Intercom Entry Phone and Lift





Pellipar Close, N13
Approx. Gross Internal Floor Area 754 sq. ft / 70 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		
(92-100) A		
(81-91) B		82
(69-80) C	73	
(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		

Tenure: Leasehold

Term: Approximately 132 years remaining (150 Years from 7th July 2007)

Service Charge: £1280 per annum

Ground Rent: Peppercorn

Council Tax: London Borough of Enfield – Band D

All figures that are shown were correct at the time of listing.

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