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Pellipar Close, Palmers Green

A spacious two double bedroom top-floor apartment in a very convenient location at the heart of Palmers Green. No chain.

£260,000

01992 87 85 80

Overall Description
This is a top-floor apartment that is situated very conveniently for local shops and amenities, being just off Green Lanes, so right in the heart of Palmers Green. The apartment has an entrance hall, two double bedrooms, a sitting room and kitchen, and is in good decorative order, although it would benefit from a bit of intenal modernisation. It has double-glazed windows, gas central-heating and also has the benefit of being sold with no onward chain. The current lease has 49 years left remaining, which can of course be extended, although it does mean that buyers will need to be cash purchasers. The property is an excellent buy-to-let opportunity for investors looking for a good return and currently lets for £1,800 per calender month.

Location
This property sits in a residential area just off the High Street in Palmers Green, around a five minute's walk from the railway station (regular trains to Moorgate) and convenient for both the A406 North Circular and A10. Palmers Green has an excellent range of shops and other amenities and there are also good schools (including the Hazelwood Primary School and Laurel Park Secondary School) in the local area. There is a Pure Gym just a short walk away and Broomfield Park and Grovelands Park are just up the road.

Accommodation
A doorway with intercom leads into the communal hall. Stairs lead up to the top floor with front door into the apartment.

Entrance Hall 6'11 x 5'8 (2.11m x 1.73m)
Cupboard housing electrics with shelving. Loft hatch. Radiator with cover.

Sitting/Dining Room 20'7 x 12'2 (6.27m x 3.71m)
Window to rear. Telephone point. Two radiators.

Kitchen 10'8 x 9'11 (3.25m x 3.02m)
Window to rear. Kitchen units with roll-top worksurfaces, tiled splash-back and a stainless steel sink unit. Electric oven with gas hob. Space for fridge/freezer. Space and plumbing for washing-machine. Tiled floor. Wall-mounted Potterton gas central-heating boiler. Airing cupboard with hot water cylinder.

Bedroom One 16'1 x 9'11 (4.90m x 3.02m)
Fitted wardrobes. Window to front. Radiator.

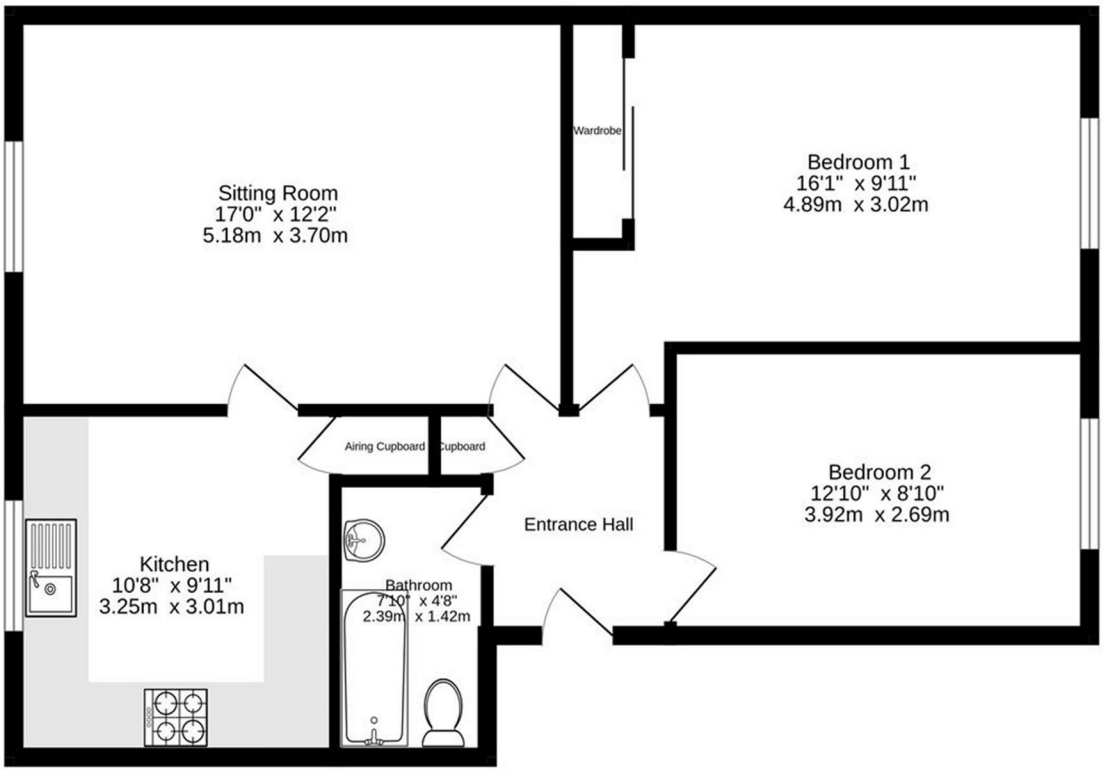
Bedroom Two 12'10 x 8'10 (3.91m x 2.69m)
Window to front. Radiator with cover.

Bathroom 7'10 x 4'8 (2.39m x 1.42m)
Panel bath with shower above and glass shower screen. Low-level WC. Wash-hand basin. Tiled walls and floor. Extractor fan. Radiator.

Outside
The apartments have good-sized and mature communal garden areas to the side/rear and there are communal parking spaces to the front.

Services & Other Info.
Mains gas, electricity, water and drainage. Gas central-heating. Double-glazed windows. Leasehold: lease has 49 years remaining. Annual Service Charge: £1,600 (including £480 for buildings insurance). Ground Rent: c £200 per annum. Freeholder: Fox Corner Management Ltd. The flat currently lets for £1,800 per calender month.

Ground Floor
684 sq.ft. (63.5 sq.m.) approx.



TOTAL FLOOR AREA : 684 sq.ft. (63.5 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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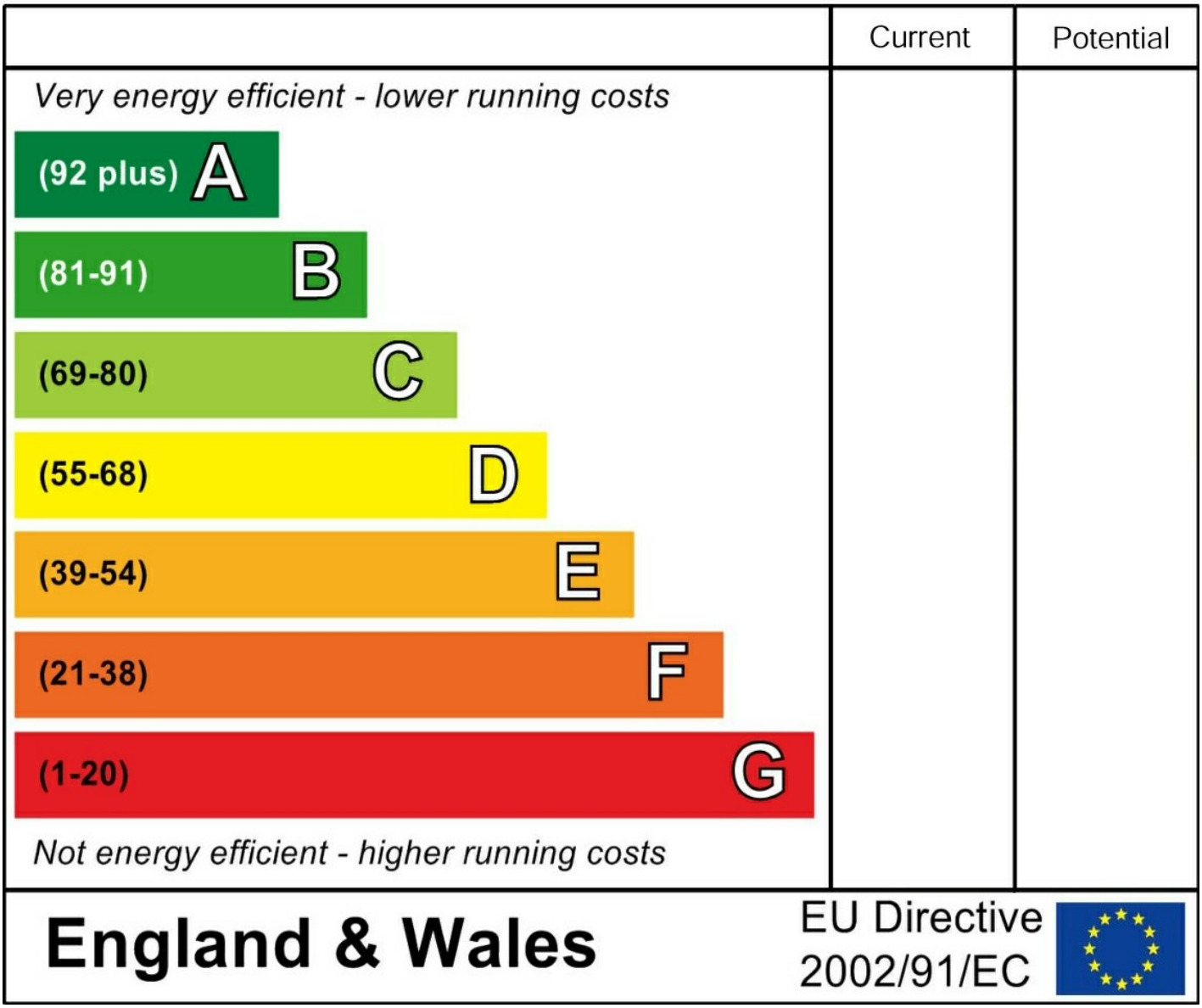
Energy Efficiency Rating



Please note: appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements including amounts of land in acres are approximate.

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