



## **Pellipar Close, Palmers Green, N13**

*A 1960's built and most spacious 3rd floor purpose built flat situated in the heart of Palmers Green close to all the multiple shopping and transport facilities.*

*Other features include double glazing, lift service, **own garage**, a **new lease** and panoramic views. The property requires some internal modernising but would make an ideal first time purchase or investment.*



### **Price - £325,000 - Leasehold**

- \* **RECEPTION 11'8 x 12'4**
- \* **KITCHEN / DINER 12'0 x 8'0**
- \* **BATHROOM / WC**
- \* **GAS CENTRAL HEATING**
- \* **GARAGE EN-BLOCK**
- \* **BEDROOM 1 17'2 x 10'0**
- \* **BEDROOM 2 14'0 x 8'0**
- \* **UPVC DOUBLE GLAZING**
- \* **REQUIRES MODERNISING**
- \* **NEW LONG LEASE**

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**THE ACCOMMODATION WITH APPROXIMATE ROOM SIZES :**

**COMMUNAL HALLWAY** Security entry-phone system, lift to third floor.

**DOUBLE ASPECT RECEPTION 11'8 x 12'4** Larger than average reception with dual aspect and double glazed windows, custom built, display shelving and storage cabinets, fitted carpet, double radiator, telephone point

**BEDROOM 1 17'2 x 10'0** Double bedroom with custom built floor to ceiling full length, fitted wardrobes with double bed recess and matching side cabinets and dressing table, fitted carpet, UPVC double glazed windows, radiator.

**BEDROOM 2 14'0 x 8'0** (approximately) UPVC double glazed window, radiator, fitted carpet.

**KITCHEN / DINER 12'0 x 8'0** Original kitchen amplified with wall and base units, double drainer, stainless steel single drain sink unit with mixer taps, gas and electric cooker points, plumbed for automatic machine, wall mounted gas central heating boiler.

**BATHROOM / WC** Fully tiled bathroom suite comprising of;- Primrose coloured panelled enclosed bath with mixer tap and shower attachment, matching pedestal wash and basin, shaver point, extractor fan.

**EXTERIOR**

**GARAGE EN-BLOCK** With up and over door.

**COMMUNAL GARDENS**

**To date we await verification but are informed by the vendor that:**

The length of the lease was 99 years with an unexpired term of 52 years.

**We understand from our vendor that a new 90 years lease will be added onto the 52 years making a total of 142 years.**

The Ground rent currently is .....

and the maintenance last year was .....

**Should you proceed to purchase please confer with your solicitors.**

**Consumer Protection from unfair trading Regulations 2008 (CPRs) & Business Protection from Marketing Regulations 2008 (BPRs)**

**The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitors or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The Agent has not had sight of title documents. A Buyer is advised to obtain verification from their Solicitor.**

NB: Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.



VIEWING STRICTLY BY APPOINTMENT THROUGH:  
BROOMFIELD ESTATES  
22 ALDERMANS HILL  
LONDON N13 4PN



OPENING TIMES: MONDAY-FRIDAY 9.00AM - 6.00PM SATURDAY 9.30AM – 1.00PM

