

32a Old Park Road
Palmers Green
London.
N13 4RE

475,000



- TWO BEDROOM GROUND FLOOR FLAT
- OFFERED CHAIN FREE WITH SHARE OF FREEHOLD
- GOOD SIZE LOUNGE FOR LIVING/DINING



Ref: PRA10818

Viewing Instructions: Strictly By Appointment Only

General Description

Located on the sought-after 'Lakes' Estate and a stone's throw from local eateries along Aldermans Hill this ground floor flat boasts large fully fitted shaker style kitchen and bright lounge providing a good space for living/dining which leads out directly to its own section of the rear garden.

To the front there is a double bedroom with double glazed sash bay window and a second single bedroom and utility room to the rear. The flat benefits from off street parking for one car and is being offered chain free with share of freehold. Some remedial work required internally.

A fantastic location with the High Street, British Rail and the leafy Broomfield Park all on your doorstep.

Tenure: Share of Freehold
New 990 year lease and peppercorn rent.

London Borough of Enfield - Enfield Council: Council Tax Band D

FRONT GARDEN: Paved. Off street parking.

ENTRANCE: Side pathway leading to front door and rear garden.

KITCHEN: Via front hardwood door. Double glazed window to side aspect. Vinyl flooring. Fitted wall and base units. Granite worktops. Integrated oven and hob. Extractor. Integrated fridge/freezer. Plumbing for dishwasher. Radiator.

RECEPTION: Carpet. Picture rail. Ceiling rose. Feature fireplace with tiled inset and granite hearth. UPVC double glazed doors to rear aspect. Leading to section of garden. Radiator.

UTILITY ROOM: Vinyl flooring. UPVC double glazed obscure window to side aspect. Plumbing for washing machine. Storage cupboard. Radiator.

BEDROOM 1 (front): Carpet. Picture rail. UPVC double glazed sash round bay to front aspect. Ceiling rose. Fitted cupboards. Radiator.

BEDROOM 2: Carpet. 2 x UPVC double glazed windows to side aspect. Fitted cupboard. Radiator.

BATHROOM: Vinyl flooring. Partly tiled. UPVC double glazed obscure window to side aspect. Three piece suite comprising bath with tiled side panel and shower attachment and shower screen. Pedestal basin. Close coupled W/C. Cupboard housing combi boiler. Radiator.

REAR GARDEN: Section of. Steps down to paved patio. Lawn area with mature trees and shrubs. Timber shed. Side access.

Accommodation

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:59

Tenure

We are informed that the tenure is Share of Freehold

Council Tax

Band D



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.