



PILGRIMS CLOSE, N13
£185,000 LEASEHOLD

**A FIRST-FLOOR STUDIO FLAT IN A CONVENIENT
LOCATION IN THE HEART OF PALMERS GREEN.**

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

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

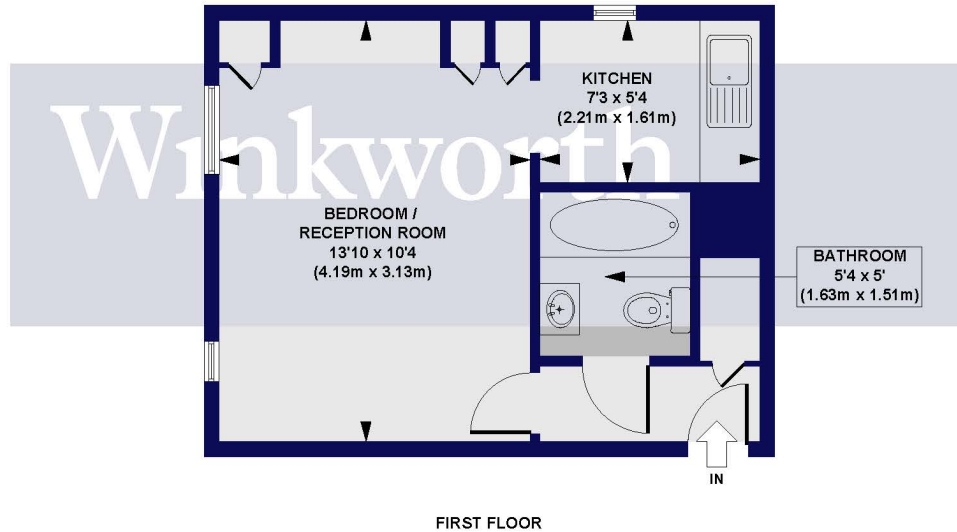
An excellent opportunity for investors and first-time buyers. This first-floor studio flat is set within a purpose-built block, featuring an allocated parking space and a long lease, located in the heart of Palmers Green. Just a short stroll from the overground station to Moorgate, Broomfield Park, and local shopping amenities. The property is offered for sale chain-free with a long lease of approximately 960 years. Additional benefits include an intercom entry phone system and ample storage.

SUMMARY:

- First-Floor Studio Flat
- Located a Short Stroll to Broomfield Park, Public Transport Links, and Shopping Amenities
- Allocated Parking Bay
- Communal Gardens
- Built-in Storage
- Intercom Entry Phone System
- Remaining Lease Term Appx. 960 Years
- Service Charge £1,360 Per Annum
- Ground Rent £80 Per Annum



Pilgrims Close, N13
Approx. Gross Internal Floor Area 245 sq. ft / 22.79 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		80
(55-68)	D	61	
(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: 960 year and 2 months

Service Charge: £1360 per annum

Ground Rent: £80 Annually (subject to increase)

Council Tax: London Borough of Enfield – Band B

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



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

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.