



**CORRIB COURT, LONDON, N13
OFFERS OVER £300,000 LEASEHOLD**

**A LOVELY ONE-BEDROOM GROUND FLOOR FLAT IN A CHARACTER
GRADE II LISTED SCHOOL CONVERSION IN A CONSERVATION
AREA.**

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

Winkworth

for every step...

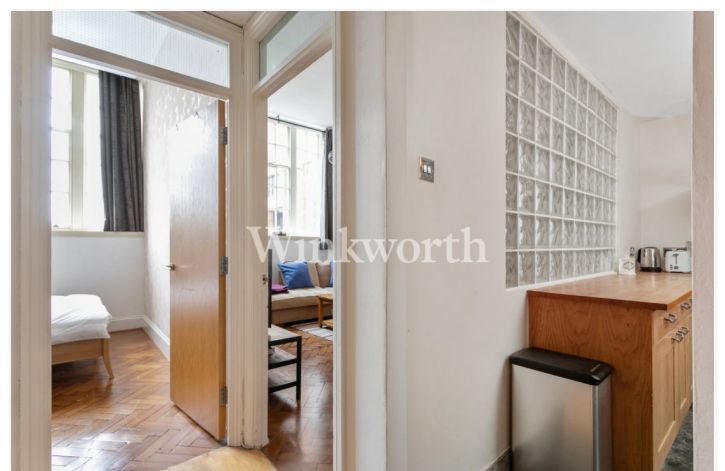
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DESCRIPTION:

A stylish one-bedroom apartment situated on the upper ground floor of a converted Grade II listed school, located in a desirable 'Lakes' conservation area, within easy reach of Palmers Green rail station (to Moorgate) and a bus service to Southgate tube station. The popular Broomfield and Grovelands parks are also a short distance from the property. Offered for sale chain-free, this charming flat features an impressive living room/dining room with ample space to relax and entertain. There is also an attractive fitted kitchen with a block wood worktop and a contemporary tiled bathroom. Of particular mention are the high ceilings, tall sash windows, and beautiful parquet flooring in the living room/dining room and bedroom. Externally, you will find well-maintained communal grounds and an allocated parking space set behind secure electronic gates, for added privacy and security. Viewing is advised to fully appreciate the character and space offered by this lovely property.

- Tenure: Leasehold
- Lease Term: Currently in the circa 88 years remaining (125 years from 25 March 1987)
- Service Charge: £2,420 Per Annum
- Ground Rent: £200 Per Annum (rising by £100 every 25 years)
- Council Tax: London Borough of Enfield - Band C





Corrib Court, Crothall Close, N13
 Approx. Gross Internal Floor Area 463 sq. ft / 42.92 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		
(55-68)	D		
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		70	76
EU Directive 2002/91/EC			



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