

Pilgrims Close, Palmers Green, N13

A ground floor purpose built maisonette situated in this highly convenient location close to Palmers Green multiple shopping and transport facilities. The property requires some internal redecorating and would make an ideal investment or first time purchase.



Price - £237,500 – Leasehold

- * LOUNGE 16'0 x 12'8
- * BEDROOM 9'3 x 9'2
- * FITTED KITCHEN 7'8 x 5'7
- * LAMINATED FLOORING
- * BATHROOM / WC
- * CEILING HEATING
- * OWN FRONT GARDEN
- * ALLOCATED PARKING
- * NEAR TRANSPORT FACILITIES
- * CHAIN FREE
- * LONG LEASE
- * NO MANAGEMENT CHARGES

Pilgrims Close, Palmers Green, London N13 4HX

THE ACCOMMODATION WITH APPROXIMATE ROOM SIZES :

Own front door to:-

LOUNGE 16'0 x 12'8 narrowing to 4'10 Spacious reception with laminated flooring, textured ceiling, secondary double glazed window to front aspect, wall mounted 'cool-air' ventilating unit, wall mounted electric ceiling heating control, large serving hatch to kitchen, **small dining area** and access to :-

FITTED KITCHEN 7'8 x 5'7 Amply fitted kitchen with wall and base units incorporating; inset stainless steel single drain sink unit with mixer taps, plumbed for automatic washing machine, electric cooker point, extractor fan, tile effect flooring.

INNER LOBBY Laminated flooring, deep understairs storage cupboard, further built-in airing cupboard housing hot and cold water tanks on '**Economy-7**' and wall mounted timer/programmer.

BEDROOM 9'3 x 9'2 Mirror fronted fitted wardrobes with sliding doors to one wall, laminated flooring, textured ceiling, wall mounted heating control, window to rear aspect.

BATHROOM / WC Half tiled suite comprising of; panel enclosed bath with mixer taps and shower attachment further wall mounted shower booster, matching pedestal wash hand basin, low flush WC, extractor fan.

EXTERIOR

SMALL OWN FRONT GARDEN

OWN ALLOCATED PARKING SPACE

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

The length of the lease was **999 Years** with an unexpired term of

The Ground rent is **£40.00 p/a**

No Management Charges

The Property Misdescription Act 1991

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 – 4.30PM



Energy Performance Certificate



Pilgrims Close
LONDON

Dwelling type: Ground floor maisonette
Date of assessment: 9 April 2009
Date of certificate: 10 April 2009
Reference number: 0566-2801-6543-0401-5801
Total floor area: 39 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D		66
(39 - 54) E	42	
(21 - 38) F		
(1 - 20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D	56	56
(39 - 54) E		
(21 - 38) F		
(1 - 20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	475 kWh/m ² per year	474 kWh/m ² per year
Carbon dioxide emissions	2.8 tonnes per year	2.8 tonnes per year
Lighting	£41 per year	£21 per year
Heating	£487 per year	£256 per year
Hot water	£111 per year	£111 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome