

Pilgrims Close, Palmers Green, N13

*A wonderful opportunity to buy this **One Bedroom** investment property because of its long lease and no management charges situated very close to Palmers Green Triangle shopping and Transport Facilities. The property is sold Chain Free.*



Price - £239,950 – Leasehold

- * **L-SHAPED LOUNGE 16'2 x 12'10**
- * **FITTED KITCHEN 7'8 x 5'7**
- * **BATHROOM / WC with shower**
- * **OWN FRONT GARDEN**
- * **ALLOCATED PARKING SPACE**
- * **BEDROOM 9'2 x 9'2**
- * **'ECONOMY-7' HEATING**
- * **UPVC DOUBLE GLAZING**
- * **CONVENIENT LOCATION**
- * **LONG LEASE**

Pilgrims Close, Palmers Green, N13

THE ACCOMMODATION WITH APPROXIMATE ROOM SIZES :

OWN FRONT DOOR TO:

LOUNGE 16'2 x 12'10 narrowing to 4'10 Textured ceiling with 'Economy-7' heating, UPVC double glazing window to front, 'Oak' strip flooring, wall mounted cool air circulating unit, large serving hatch to kitchen, and small **Dining Area**.

FITTED KITCHEN 7'8 x 5'7 Fitted with ample wall and base units incorporating; inset stainless steel single train sink with mixer taps, plumbing for automatic washing machine, electric cooker point, vinyl flooring, textured ceiling, extractor fan.

Door from dining area to:

INNER LOBBY Large built-in understairs cupboard with cold and hot water tanks with 'Economy-7' immersion heating, further built-in storage cupboard.

BEDROOM 9'2 x 9'2 Fitted carpet, UPVC double glazed window to rear aspect, textured ceiling, wall mounted 'Economy-7' ceiling heating control.

BATHROOM / WC Suite comprising of; panel enclosed bath with mixer taps, wash hand basin, low flush WC, extractor fan.

EXTERIOR

OWN GARDEN TO FRONT

ALLOCATED CAR 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 years.

No management charges.

The Ground rent is **£40.00 per annum**.

Should you proceed to purchase please confer with your solicitors.

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 - 6.30PM SATURDAY 9.30AM – 4.30PM



Energy Performance Certificate

Dwelling type: Ground-floor flat
Date of assessment: 23 April 2012
Date of certificate: 23 April 2012

Reference number: 2378-5035-6274-5082-3994
Type of assessment: RdSAP, existing dwelling
Total floor area: 38 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

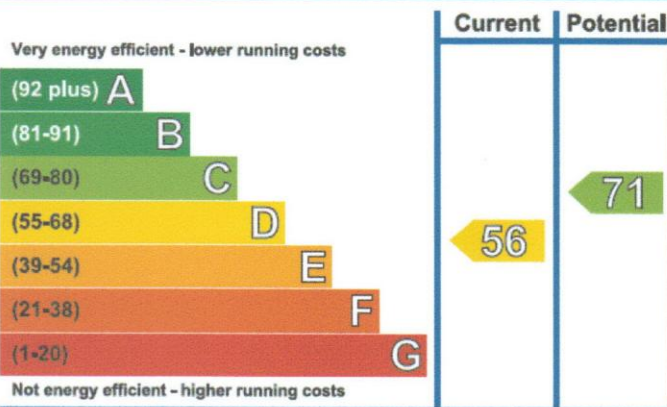
Estimated energy costs of dwelling for 3 years:	£1,785
Over 3 years you could save	£621

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£138 over 3 years	£78 over 3 years	
Heating	£1,350 over 3 years	£789 over 3 years	
Hot Water	£297 over 3 years	£297 over 3 years	
Totals	£1,785	£1,164	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation	£800 - £1,200	£255	✓
2 Draught proofing	£80 - £120	£75	✓
3 Low energy lighting for all fixed outlets	£40	£33	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.