



**Jason Oliver**  
PROPERTIES

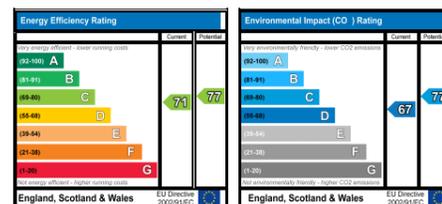
*Lucerne Close, Palmers Green, N13*



TOTAL APPROX. FLOOR AREA 1022 SQ.FT. (94.9 SQ.M.)  
GIA measurements are approximate. Not to Scale. Illustrative purposes only  
Made with Metropix ©2020



Boasting 1,056 sqft of generously proportioned living accommodation this spacious three double bedroom ground floor apartment comprises a south facing reception room with direct access to a private balcony offering stunning views over Broomfield Park, a contemporary 15' fitted kitchen/breakfast room, 21' master bedroom with stylish en suite bathroom and extensive range of fitted wardrobes, two additional double bedrooms both with fitted wardrobes. Further benefits include double glazing throughout, GCH, private en-block garage. CHAIN FREE Lucerne Close is ideally placed for easy access to both Palmers Green mainline station and Southgate underground station along with the excellent selection of shops, restaurants and bars these areas have to offer.



**£550,000 Share of Freehold**

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER JASON OLIVER PROPERTIES LTD NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.

25 Heddon Court Parade, Cockfosters Road, Cockfosters, Herts EN4 0DB

T 020 8449 2122 F 020 8449 2129 M 07811 668580 E info@jasonoliverproperties.co.uk

www.jasonoliverproperties.co.uk

# Lucerne Close, Palmers Green, N13

## ENTRANCE HALL

## RECEPTION ROOM

16'5" x 14'5" (5.00m x 4.39m)

## KITCHEN/BREAKFAST AREA

14'9" x 8'2" (4.50m x 2.49m)

## MASTER BEDROOM

21'8" x 9'2" (6.60m x 2.79m)

## EN-SUITE / BATHROOM

7'7" x 5'7" (2.31m x 1.70m)

## BEDROOM TWO

14'9" x 12'6" (4.50m x 3.81m)



# Lucerne Close, Palmers Green, N13

## BEDROOM THREE

12'10" x 12'2" (3.91m x 3.71m)

## PRIVATE BALCONY

South Facing

## GARAGE

En-block

## COMMUNAL GARDENS

## SHARE OF FREEHOLD

900 years

## SERVICE CHARGES

£1800 per year

