

LEASEHOLD



Second Floor Purpose Built Apartment
**SELHURST ROAD,
SOUTH NORWOOD,
LONDON,
SE25 6LP**

£290,000

FEATURES

Spacious 2 Bedroom Penthouse Apartment

Spacious Lounge / Dining room

Modern Kitchen and Bathroom

Communal Garden and Off Street Parking

Council Tax Band C

EPC Rating D

Lease is 99 years from 24/06/1985 (extendable)

Ground Rent is £48 p.a. rising to £95 p.a.

Maintenance Charges are £700 half yearly

This property is worth viewing!



2 Bedroom Second Floor Purpose Built Apartment located in South Norwood

Spacious Second Floor 2 Bedroom Apartment. Situated within easy reach of Selhurst and Norwood Junction Stations and South Norwood High Street. Features; Spacious lounge / dining room, Modern kitchen, Modern bathroom, Two spacious bedrooms, Gas central heating (n/t), Communal garden and Off street parking. Lease is 99 years from 24th June 1985. Council Tax Band C. EPC Rating D. This property is worth viewing!

SPACIOUS LOUNGE / DINING ROOM 17' 9" x 16' 7" (5.41m x 5.05m)

MODERN FITTED KITCHEN 9' 6" x 6' 4" (2.9m x 1.93m)

MODERN FITTED BATHROOM

BEDROOM 1 WITH FITTED WARDROBE 19' 11" x 10' 6" (6.07m x 3.2m)

BEDROOM 2 15' 8" x 10' 8" (4.78m x 3.25m)

COMMUNAL GARDEN TO THE REAR OF THE BUILDING

OFF STREET PARKING

LEASEHOLD INFORMATION:

The Lease 99 years from 24th June 1985

The Ground Rent is £48 p.a. rising to £95 p.a.

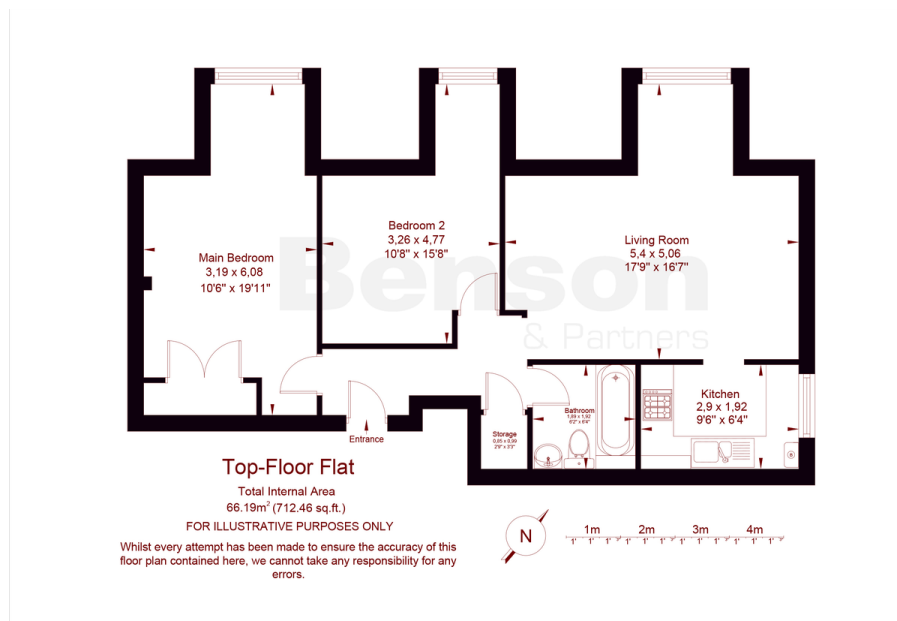
The Maintenance Charges are £700 per six monthly

The Buildings Insurance is £400 p.a.

The Vendor informs that subject to negotiation the Lease can be extended (This may alter any Ground rent payment)



BENSON & PARTNERS | 4 – 6 STATION ROAD, LONDON, SE25 5AJ



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Council Tax Band: C

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.