

LEASEHOLD



One bedroom house  
**ROSS ROAD,**

**LONDON,  
SE25 6SB**

Asking Price Of  
**£274,000**

**FEATURES**

Impressive Home.

One bedroom.

Parking.

No onward chain - view now.

Restyled bathroom

Lease Term 125 years from 29th Sept 1984

Maintenance - seller tells us £1,078 p.a.

Ground Rent £20 rising to £110

EPC Rating C

Croydon Council tax band D



1



1



1



# 1 Bedroom One bedroom house located in London

Benson & Partners are delighted to offer this modern one bedroom house located in popular road close to Grangewood park. Norwood Junction Station is local as is the very popular Crystal Palace triangle and Norwood Lake with its Lake, bowling and cricket greens and picnic areas. The property was redecorated recently, has a spacious open plan feel, a double bedroom on the first floor with a refitted and very stylish tiled bathroom. This is worth viewing and would make an ideal first home!

ENTRANCE To lounge.

LOUNGE/DINER 13' 2" x 10' 0" (4.03m x 3.06m)  
Windows to front, staircase to first floor.

KITCHEN AREA Restyled with worktops, cupboards, oven and hob giving it a very modern feel.

BEDROOM 13' 2" x 9' 11" (4.03m x 3.04m) Window to front.

BATHROOM Remodelled recently, bath, WC and handbasin.

LEASE Lease term; 125 years from 29th September 1984

maintenance; vendor informs us annual maintenance fee of £1,078.

Ground Rent; £20 rising to £110 with additional rent.

EPC Rating; C

Croydon Council tax band D; £1,990.72.

LOCAL AMENITIES. Grangewood Park is local - just down the road.

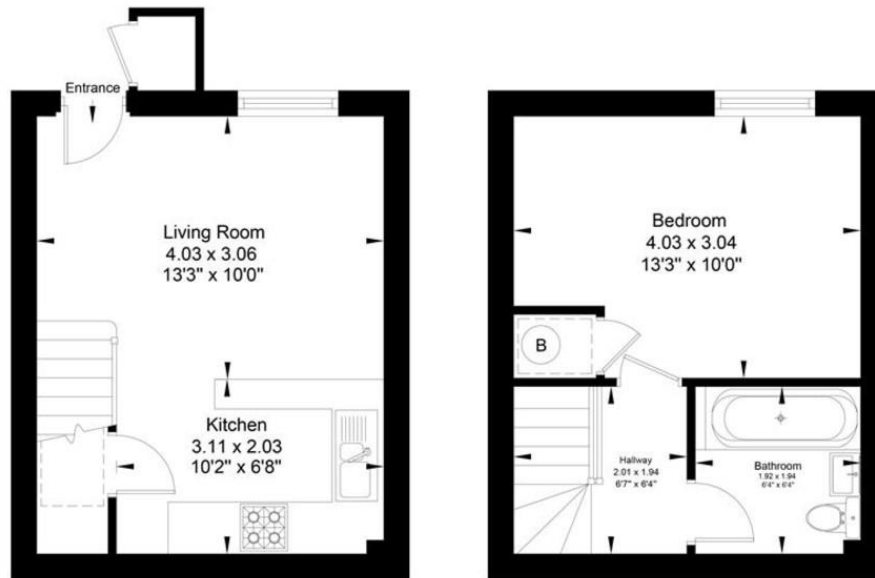
Crystal Palace Triangle is within easy reach.

Norwood Lake + Norwood Junction Overground Station and many bus routes are easily reachable.





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



### Mid-Terrace House

Gross Internal Area  
40.94m<sup>2</sup> (440.67 sq.ft.)

FOR ILLUSTRATIVE PURPOSES ONLY

Whilst every attempt has been made to ensure the accuracy of this floor plan contained here, we cannot take any responsibility for any errors.



Contact Us On:

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Council Tax Band: D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		89
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	59	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			

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.