



LEASEHOLD



Ground Floor flat
**COLLETTE COURT,
SELHURST ROAD,**

**LONDON,
SE25 6NE**

**Offers In Region Of
£299,950**

FEATURES

Ground floor two bedroom flat.

Ideal investment

Needs some work to refreshen.

Own garage.

EPC rating D

Council Tax band C

Lease 151 years unexpired.

Maintenance - £852 for 6 months.

Ground Rent - nil.

Viewing strongly recommended.



1



1



2



2 Bedroom Ground Floor flat located in London

Benson & Partners South Norwood are pleased to offer this Ground Floor two bedroom flat located approximately midway between Norwood Junction Overground station and Selhurst Stations. There are many bus routes passing on Selhurst Road plus many local shops including a large Sainsburys food store. There are also good schools close at hand, including St Chads and Heavers Farm. This property does need a tidy up but allows buyers to put their own stamp on this home. To view please call.

HALLWAY Doors to;

LOUNGE 14' 7" x 13' 1" (4.46m x 4m) Windows, door to kitchen.

KITCHEN (3.29m x 2.11m) Range of fitted base and wall cupboards, storage areas, worktops. Window.

BEDROOM (3.12m x 3.62m) Windows.

BEDROOM (3.62m x 2.1m) Windows.

BATHROOM Bath, WC and hand basin. Window. Part tiled walls.

GARAGE at rear - not inspected.

GARDEN Mainly lawns surround the property.

LOCAL AMENITIES. Norwood Junction and Selhurst Stations are local.

There are many bus routes close by.

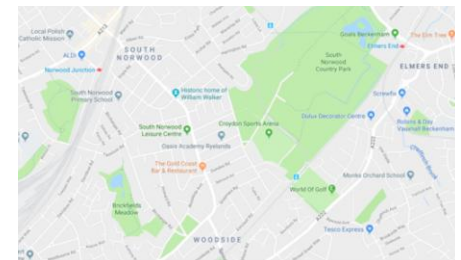
There are many shops and good schools within close walk-able distance.

LEASE DETAILS Lease 189 years beginning and including 24th June 1986.

Maintenance - £1752 per annum

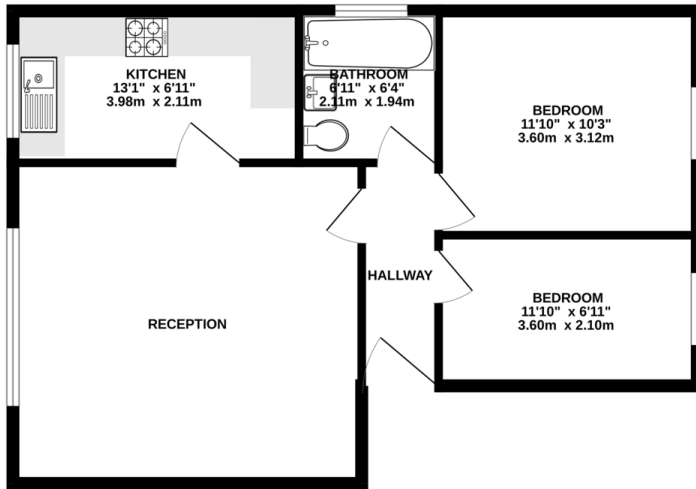
Ground Rent - nil

CONSTRUCTION The property is brick built with a tiled roof.



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

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metropix C2024

Contact Us On:

020 8653 3444

southnorwood@bensonpartners.co.uk

www.bensonpartners.co.uk

Council Tax Band: C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<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.