

LEASEHOLD



Split Level Maisonette
**REGINA ROAD,
SOUTH NORWOOD,
LONDON,
SE25 4TR**

Asking Price Of
£285,000

FEATURES

Second Floor Split Level Maisonette

Two Bedrooms

Balcony

Cul de sac

Close by The Country Park and Norwood Junction Station

Lease is 125 years from 1985

Ground Rent £10 per annum

Maintenance - (last year) £595.55

EPC Rating C

Council Tax Band B



2 Bedroom Split Level Maisonette located in South Norwood

Benson & Partners SE25 are pleased to offer this second floor split level two bedroom apartment located close to the Country Park. Norwood Junction overground station with its 'FAST' to London Bridge is also within easy reach as are all the local shops located on the busy High Street. This property has part central heating, balcony, double glazed windows, easy parking, and a separate kitchen. With its split level aspect this property offers excellent well planned accommodation. Book your appointment now.

There are many bus routes within easy reach, good schools and local shopping up on the high Street or located along the popular Portland Road.

HALLWAY Porch leads to hall, stairs to upper landing. Doors to;

LOUNGE 15' 5" x 11' 2" (4.71m x 3.41m) Double glazed windows plus door to balcony. Fireplace area.

KITCHEN 8' 4" x 9' 10" (2.55m x 3m) Window, new sink unit, cupboards and storage areas.

FIRST FLOOR LANDING Doors to;

BATHROOM Bath, WC and hand basin.

BEDROOM 1 15' 5" x 10' 11" (4.72m x 3.33m) Windows, cupboard.

BEDROOM 2 12' 2" x 9' 3" (3.72m x 2.83m) Windows, cupboard.

STORE We are told this property has a bicycle shed number 27 - this has not been inspected by Benson & Partners.

LEASEHOLD DETAILS Lease - 125 years from 21st October 1985.

Ground Rent - £10 per year.

Insurance and management charge for 1st April 2024 - 31st March 2025 - £314.14

Annual Service Charge 1st April - 31st March 2024 (last year) - £595.55
Awaiting 2024 - 2025 figure.

LOCAL AMENITIES. Harrington Road Tram stop is within easy reach.

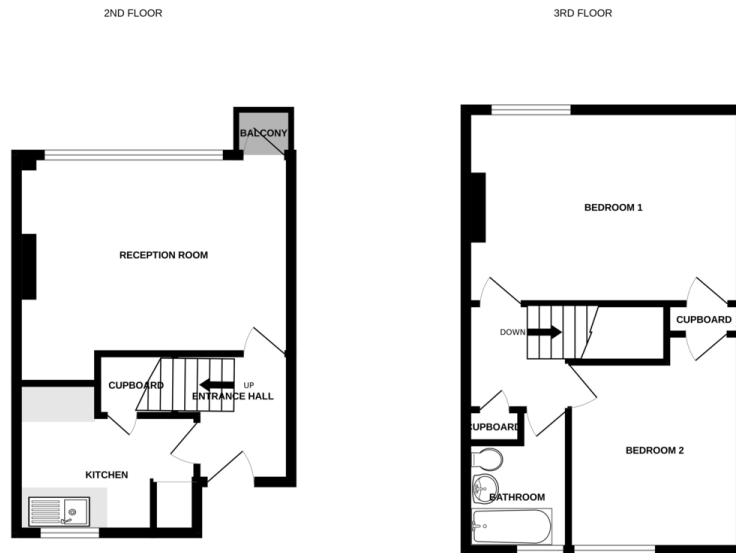
There are many good schools located in and around the

South Norwood area.

Norwood Lake and park is also local.



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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 operability or efficiency can be given.
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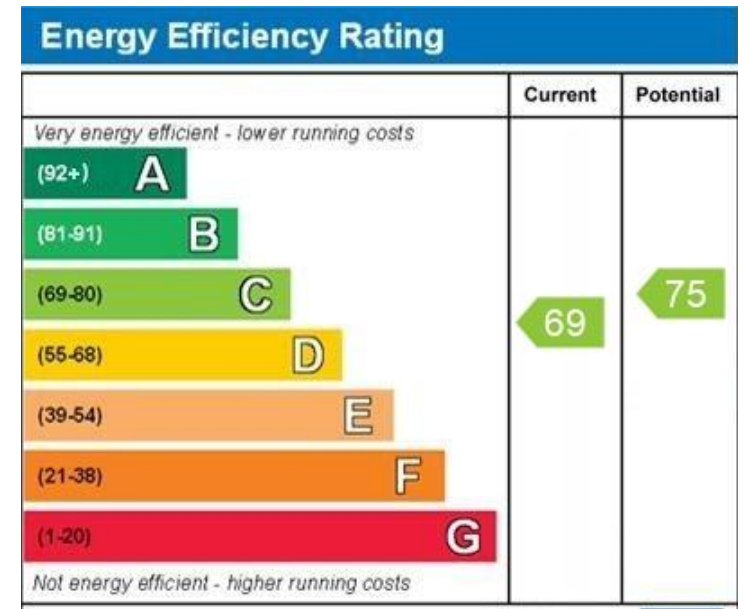
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Council Tax Band: B



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.