

LEASEHOLD



first floor flat

**BOSTON COURT,  
SELHURST ROAD,  
SOUTH NORWOOD,  
SE25 6YA**

**Asking Price Of  
£240,000**

**FEATURES**

**Ideal for First time buyers**

**Excellent central position.**

**Good sized kitchen diner.**

**Spacious rooms.**

**Gas central heating.**

**Lease - 189 years from 25th March 1970**

**Maintenance - £1200 per annum.**

**Ground Rent - Nil**

**EPC - Ordered.**

**Council Tax Band - B**



1



1



1

# 1 Bedroom first floor flat located in Selhurst Road

Benson & Partners SE25 are delighted to offer this spacious First Floor one bedroom flat located in a central position almost midway between Norwood Junction and Selhurst stations here in South Norwood. There are many bus routes to East Croydon and Crystal Palace that pass close by. This property has an entry phone, a modern airy feel with a capacious kitchen breakfast room as well as good sized rooms throughout. These points along with a long Leasehold make this property a must to view! We hold keys - vacant property.

ENTRANCE HALL Doors to;

LOUNGE 16' 9" x 9' 11" (5.125m x 3.035m) Window, plus laminate flooring. Radiator.

KITCHEN/BREAKFAST ROOM 14' 3" x 7' 3" (4.35m x 2.21m) Window. Range of fitted base and wall cabinets, worktops and store areas.

BEDROOM 13' 8" x 9' 10" (4.19m x 3m) Window, radiator.

BATHROOM Tiled walls, bath with mixer spray taps, WC and hand basin.

GARDENS Mainly lawned areas with pathways.

LEASE Lease 189 years from 25th March 1970 - approx 134 years left to run.

Ground Rent - Nil

Maintenance - £1200 per annum (we understand this includes Buildings Insurance.

LOCAL AMENITIES There is a park with a 'trim trail' just over the road.

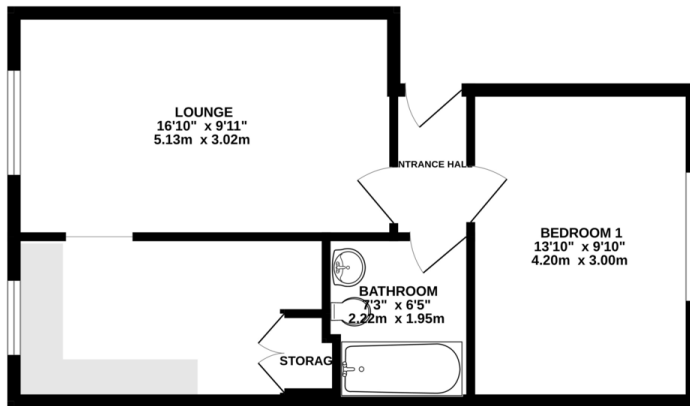
There is a large Sainsbury food store within easy reach.

Norwood Lake and parkland is also easily reached.



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

GROUND FLOOR  
472 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA: 472 sq.ft. (43.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 operability or efficiency can be given.  
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Contact Us On:

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Council Tax Band: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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.