

LEASEHOLD



Ground Floor Garden Apartment
**WHITWORTH ROAD,
SOUTH NORWOOD,
LONDON,
SE25 6XN**

£329,950

FEATURES

Superb 2 Bedroom Ground Floor Apartment

Spacious Lounge / Dining / Kitchen

Master Bedroom with En-Suite

Gas Central Heating

Private Rear Garden

Council Tax Band C

EPC Rating C

Ground Rent is £125p.a.

Service Charges are £1,262p.a.

Lease term is 125 years from 24th June 2010



2 Bedroom Ground Floor Garden Apartment located in South Norwood

Superb 2 Bedroom Ground Floor Apartment with Garden.

Situated within easy reach of Norwood Junction Overground, South Norwood Park and the local High Street with its variety of Shops, Cafes, Bar and Restaurants. Features; Spacious open plan lounge / dining / kitchen with integrated appliances, Spacious family bathroom, Master double bedroom with en-suite shower room, Second double bedroom, Gas central heating, Sash windows with double glazed panes and a Private rear garden. Lease term is 125 years from 24th June 2010. Council Tax Band C. EPC Rating C. No onward Chain. Call now to view!

SPACIOUS OPEN PLAN LOUNGE / DINING / KITCHEN WITH INTEGRATED APPLIANCES 27' 6" x 13' 1" (8.39m x 3.99m)
Lounge Area: 16' 8" x 13' 1" (5.09m x 3.99m)
Kitchen Dining Room Area: 10' 9" x 10' 7" (3.3m x 3.24m)

SPACIOUS FAMILY BATHROOM 8' 5" x 6' 6" (2.59m x 1.99m)

MASTER DOUBLE BEDROOM 10' 3" x 10' 2" (3.14m x 3.12m)

MASTER EN-SUITE SHOWER ROOM 7' 10" x 2' 5" (2.41m x 0.76m)

SECOND DOUBLE BEDROOM 11' 5" x 10' 2" (3.48m x 3.10m)

PRIVATE REAR GARDEN 14' 11" x 33' 3" (4.55m x 10.15m)

LEASEHOLD INFORMATION:

The Lease term is 125 years from 24th June 2010 (Giving just over 110 years remaining)

The Ground Rent is £125 per annum

The Service Charges are £1,262 per annum



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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Council Tax Band: C

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	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.