



homezone

£149,950 Leasehold

226 South Norwood Hill

London, SE25 6AT

- CHAIN FREE SALE
- STUDIO FLAT
- ENTRY PHONE SYSTEM
- NEWLY PAINTED
- REQUIRES SOME REFURBISHMENT
- FITTED KITCHEN
- DOUBLE GLAZING
- ELECTRIC HEATING
- WITHIN 1 MILE OF NORWOOD JUNCTION RAILWAY STATION
- WALKING DISTANCE OF GRANGEWOOD PARK



Homezone Property Services - Beckenham

149 Croydon Road, Beckenham, Kent, BR3 3QH
Tel: 020 3794 7545 Email: beckenham@homezone.co.uk
Web: www.homezone.co.uk





Located close to Norwood Junction station and forming part of this attractive private block is this spacious ground floor studio apartment.

The property comprises a generous living area, fitted kitchen suite and a separate well appointed bathroom accessed from the entrance hall. The property is presented neutrally and with laminate wood flooring in the studio and whilst it does require updating, presents an excellent investment opportunity.

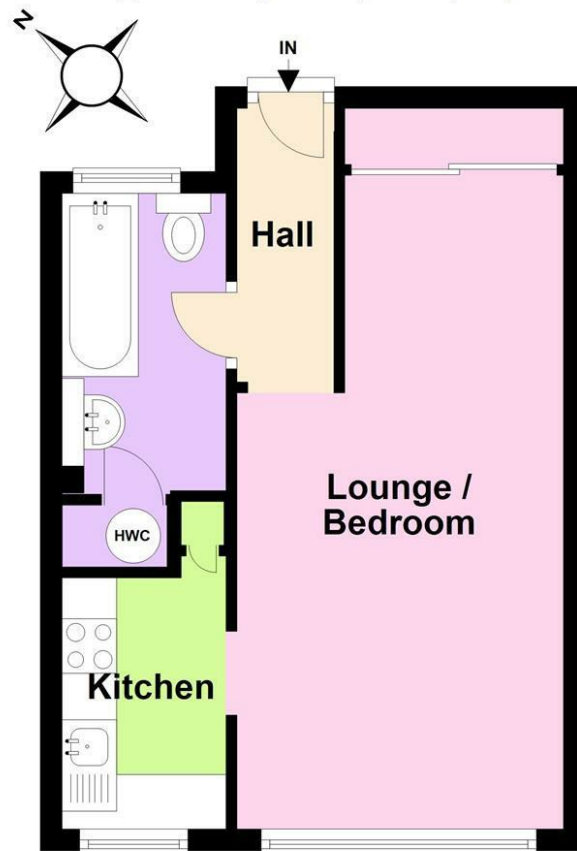
South Norwood centre is within a short walking distance together with the beautiful Grangewood Park, and there is easy access to Crystal Palace and beyond via public transport.

An early viewing is highly recommended.



Ground Floor

Approx. 29.2 sq. metres (313.8 sq. feet)



Total area: approx. 29.2 sq. metres (313.8 sq. feet)

Entrance Hall

Stairs from the lower ground floor entrance lead up to this ground floor flat. Solid wood door, entryphone, fusebox, telephone point, textured wallpapered walls, beech effect laminate flooring, door to bathroom.

Studio

21'5" max x 10'0" narrowing to 6'8" (6.53m max x 3.05m narrowing to 2.03m)

uPVC double glazed window to front, fitted wardrobe with sliding beech effect doors providing hanging and shelving space, electric wall mounted heater, two air vents, textured wallpapered walls, ceiling light fitting, beech effect laminate flooring, doorway to:-

Kitchen

8'3" max x 4'9" (2.51m max x 1.45m)

uPVC double glazed window to front, range of pine wood 'Shaker' style wall and base units, stainless steel sink and drainer with chrome mixer tap, neutral laminate worktop, white tiled splashbacks, painted white tongue and groove panelled walls, two built-in storage cupboards, 4 ring 'Diplomat' electric hob with extractor hood over, space and plumbing for washing machine, space for fridge, linoleum flooring, air vent, textured ceiling.

Bathroom

8'2" x 4'10" (2.49m x 1.47m)

Solid wood painted panelled door, uPVC frosted glazed window to rear, white suite comprising wall mounted wash hand basin with chrome cross-head taps, low level WC, white enamel panelled bath with chrome cross-head taps and Gainsborough electric shower over, airing cupboard housing hot water tank, electric wall mounted heater, fully tiled walls, linoleum floor, extractor fan, ceiling light fitting.

Lease and Service Charge Details

Services charges are £1,011.38 per annum (£85 per month)

Lease - 199 years from June 1962 - 141 years remaining

Ground Rent - peppercorn.

CONNECTED PARTY DISCLOSURE

We advise any interested parties that one of the owners of this property is a member of staff at Homezone in our Lettings department.

PROPERTY MISDESCRIPTIONS ACT 1991

The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.