



Orchard Grove, Anerley

Asking Price £160,000



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Property Summary

BOUGHT AS SEEN - CASH BUYER'S ONLY

Propertyworld presents a first floor Studio apartment, set within a prestigious and private residential cul-de-sac development. In our opinion the property is ideally located for THREE mainline stations, as well as the iconic Crystal Palace Park. In need of modernisation throughout, the property sits on the first floor of a modern block set amongst houses of similar build style. With No onward chain, the general detail of this particular property is as follows: Communal door to first floor. Entrance hall with a built-in storage cupboard and then door into a large studio room boasting dual aspect window to a Juliet Balcony. From the studio room there is access to a separate kitchen area with a range of wall and base cupboards as fitted. The second door - again off the Studio room, gives access to a three-piece bathroom suite. Both the kitchen and Bathroom require modernisation but can be tailored to individual taste.

Externally there is ample resident's parking. It also good to note that this property comes with no onward chain and offers a great long term rental investment

Property Summary

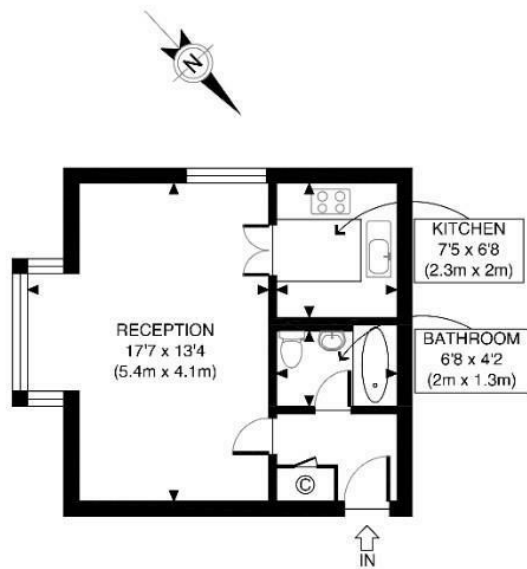
- Studio Apartment
- First floor accomodation
- Modern, private Close
- Seperate kitchen
- In need of complete modernisation
- Electric heating
- Off road parking
- No onward chain
- Council Tax band B
- Epc rating C

Our Vendor Loves...

In need of modernisation, set within a modern build private close.







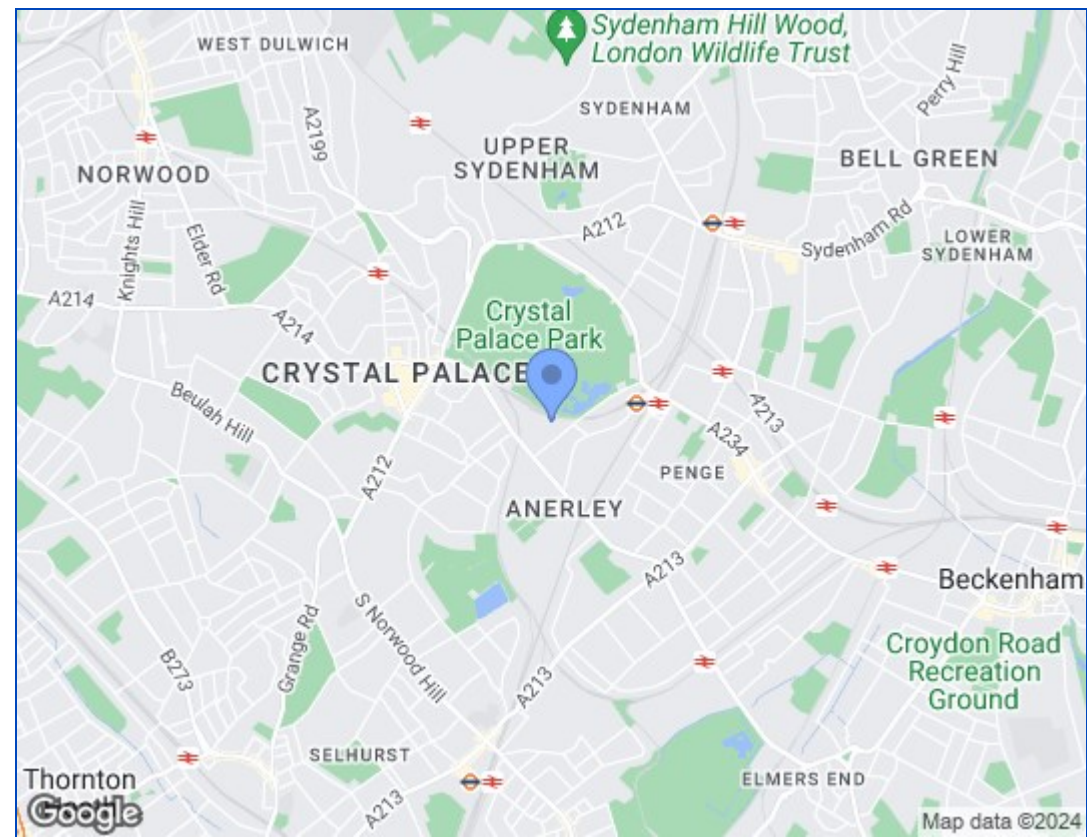
FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 328 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 328 SQ FT / 30 SQM

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

Orchard Grove

date 16/02/24



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		77	78
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

