



Maple Road, Penge

Guide Price £265,000



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Property Summary

Guide Price £265,000 - £275,000

Priced to sell quickly, we believe this property is an ideal FIRST TIME BUY. Location wise, it's just a stones throw from Betts Park and a short walk to Crystal Palace Park. Anerley station is also minutes walk away on foot, as well as to the much sought after Crystal Palace Triangle, for restaurants, bars, cafes and gastro pubs. This property offers amazing value for money and is a dream first time buy.

Boasting a beautiful fitted, parquet wood flooring to the lounge, with a spacious kitchen, measuring in excess of 11ft, thus plenty of work top space for cooking and preparation.

The bedroom is large too and free space for wardrobes and draws. There's a three piece shower suite, and a window for natural light and ventilation - In fact the property is flooded in natural light through out, and in our opinion, a first time buyer's dream, especially as there is no onward chain.

The biggest benefit of this property is that there is also a garage en-bloc, whether it be for a car, or simply additional storage.

With a long lease, no chain and ready for immediate residence, this home is surely a must view -must have!

Penge Sales
020 8659 1005
www.propertyworlduk.net

Property Summary

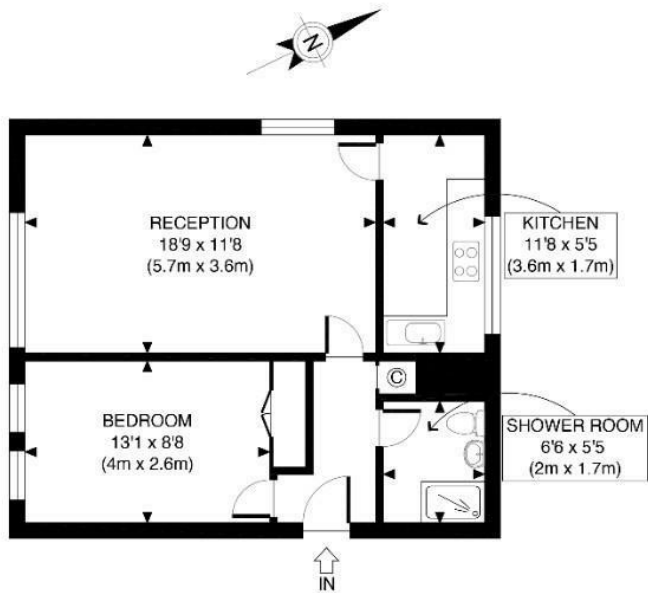
- One bedroom
- Purpose built Flat
- First floor accommodation
- Large Lounge
- Entry phone access
- No onward chain
- Garage en-bloc
- Leasehold Tenure
- Council Tax Band B
- Epc rated D

Our Vendor Loves...

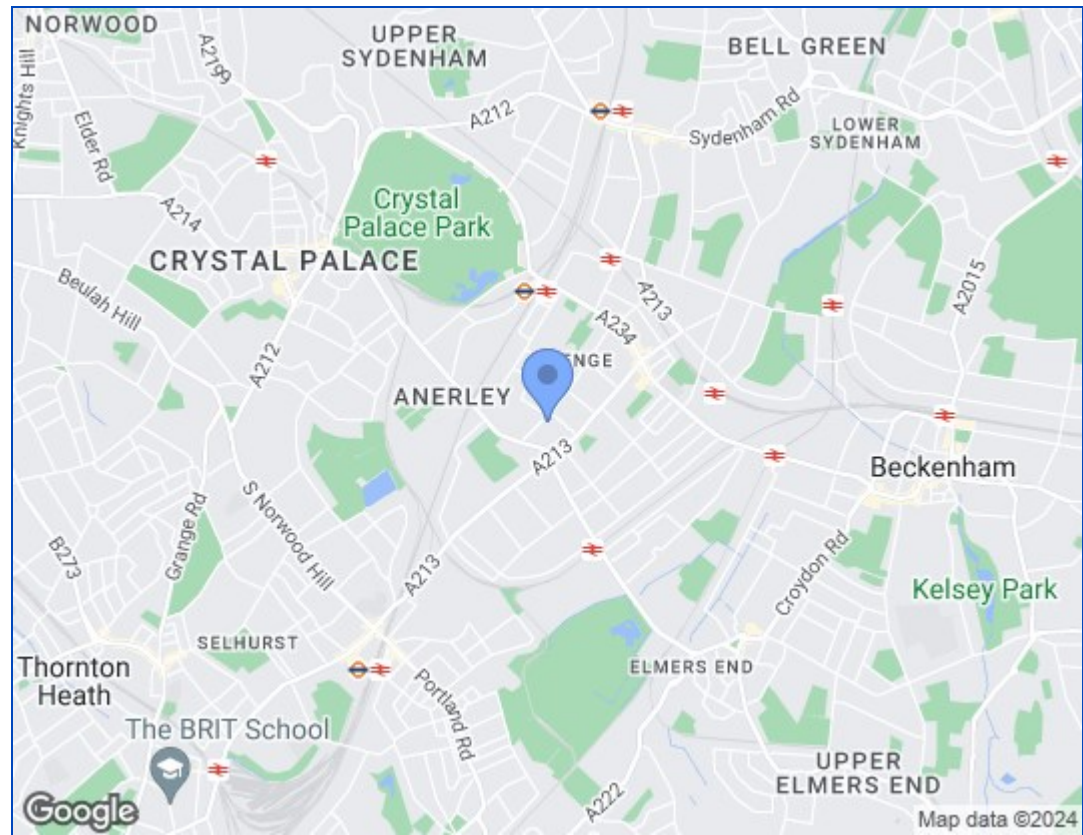
We love the floors in this bright and spacious flat. The block has a nice community and the garden is great in the Summer. And best of all, Anerley train Station is just a few minutes up the road for getting around.







SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 510 SQ FT



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

APPROX. GROSS INTERNAL FLOOR AREA 510 SQ FT / 47 SQM	Carlton Court
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	date 08/05/24 photoplan

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