



**Sheldon Close, Anerley**

Price Guide £300,000



## Property Summary

GUIDE PRICE £300,000 - £325,000

Propertyworld is delighted to present this stunning, one bedroom, ground floor maisonette with private parking in sought after Sheldon Close, Anerley. The property is offered with a share of freehold, long lease and vacant possession. This will suit discerning first time buyers looking for that first foot on the ladder.

Recently decorated, and refurbished over the last couple of years, the accommodation has a clean, contemporary feel. The open plan living, and kitchen area sets the tone. It is a bright space and almost 16 ft long, with a high specification fitted kitchen complete with handleless white units, integrated oven and hob. The bathroom is fully tiled and comes with a modern three-piece white suite. The bedroom to the rear is generously proportioned and full of natural light.

The property comes with its own private parking bay. Sheldon Close is a quiet residential close located in Anerley. You have a wealth of dining and shopping options nearby, and numerous train stations including Anerley, Penge East, Penge West and Birkbeck all walkable. The iconic Crystal Palace Park is nearby and both Beckenham and Crystal Palace centres are just a short drive away.

With Share of Freehold, no service charges or ground rent and vacant possession, this offers an affordable, low maintenance first time home. Please call Propertyworld to secure an opportunity to view.

## Our Vendor Loves...

A great home for any first time buyer. Its a bright, and airy.  
 Also the property has been lovingly modernised, so it is ready to move straight into.

## Property Summary

- One bedroom flat
- Ground floor
- Private parking
- Recently refurbished
- No service charges or ground rent
- No Onward Chain
- to a Contemporary finish
- Shared freehold Tenure
- EPC Rating D
- Council Tax Band C



GROUND FLOOR  
 GROSS INTERNAL  
 FLOOR AREA 456 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 456 SQ FT / 42 SQM	Sheldon Close
<small>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</small>	<small>date: 14/05/24</small>
	<b>photoplan</b>



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

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