



**Maple Road, Penge**

Guide Price £275,000



## Property Summary

Guide Price £275,000 - £300,000

Propertyworld presents to the Sales Market, what we think is a real 'value for money,' purpose built flat. Providing two bedrooms and no onward chain complications, this is a flat definitely not to be missed!

Situated within minutes walk of two Rail Stations, being Anerley and Penge West, as well as minutes walk into the heart of Penge High Street for shops.

This particular apartment forms part of a small block and sits on the 2nd floor.

Inside, the property does require some TLC and comprises as follows; A range of Integral storage cupboards upon entrance, a bright and airy lounge, measuring in excess of 15ft with dual aspect views to the rear and side, flowing into a separated kitchen - with a range of fitted units and plenty of counter space for food preparation.

There are two proportional sized bedrooms, both with fitted carpets and big windows. The bathroom offers a three piece suite with tiled walls for splash back and contrasting ceramic tiled flooring.

Outside, parking is readily available on street and also within the grounds of the block on first come - first serve basis. Additional benefits include, LIFT ACCESS, double glazing and entry phone access. There is also a bit of outdoor, communal, patio space.

In our opinion this is a great purchase for those buying for the first time, especially with the fact it comes with a share of freehold.

**Penge Sales**  
020 8659 1005  
[www.propertyworlduk.net](http://www.propertyworlduk.net)

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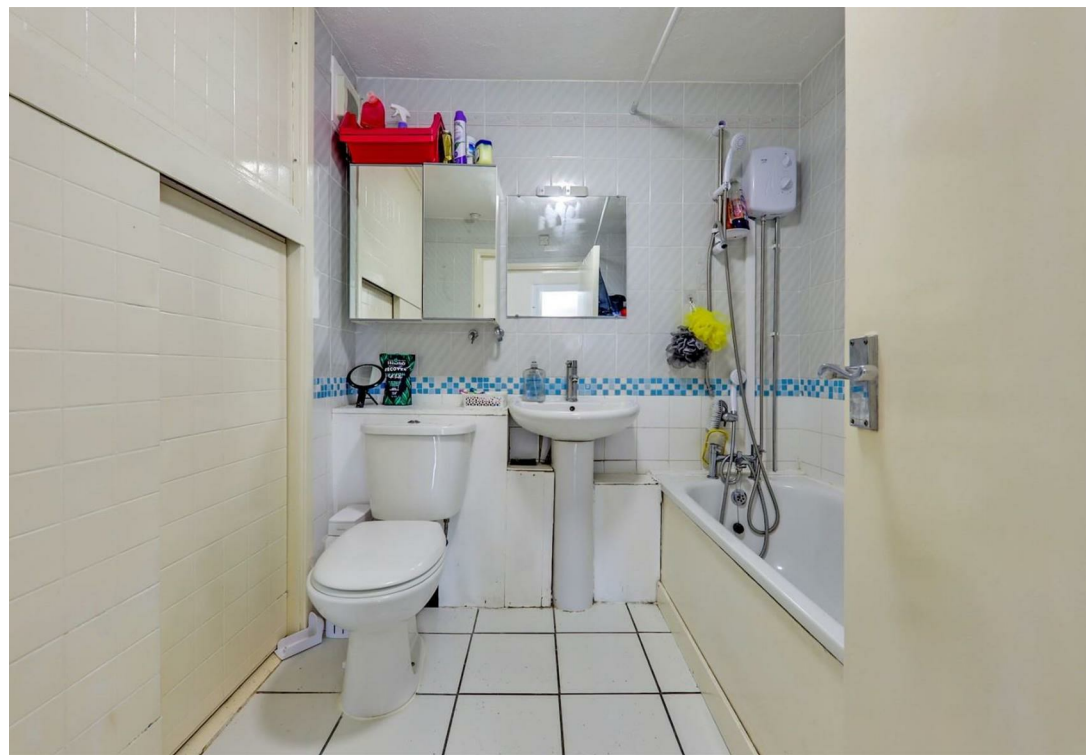
- Two Bedrooms
- Purpose built Apartment
- Second floor accommodation
- Lift Access and Entry phone system
- Garage en-bloc
- Separate kitchen from large lounge
- No onward chain complications
- Shared freehold Tenure
- Epc rated D
- Council Tax Band C

## Our Vendor Loves...

It's a great block to live in. All of the neighbours are really friendly and we all know each other - it's quiet too. The views are nice as we are on the top floor, which also means the flat is very bright.











THIRD FLOOR  
GROSS INTERNAL  
FLOOR AREA 642 SQ FT

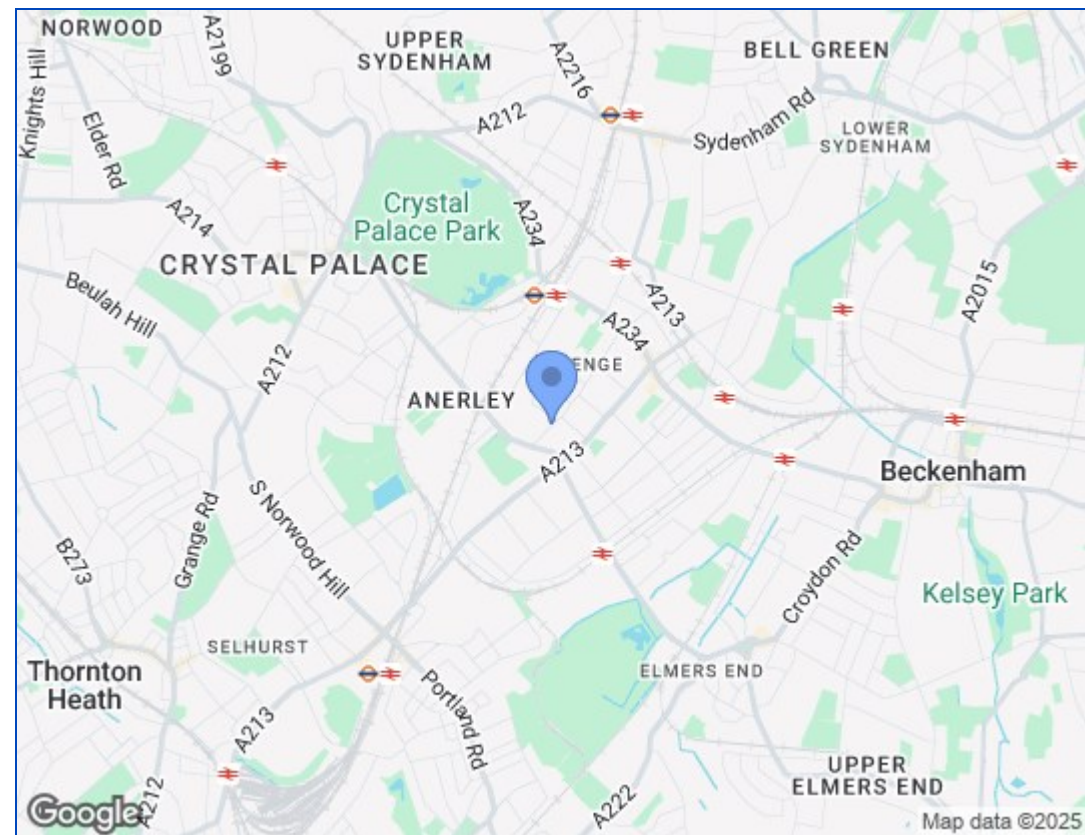
#### APPROX. GROSS INTERNAL FLOOR AREA 642 SQ FT / 60 SQM

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

#### ROBERT'S COURT

date 13/11/24

photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

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