



Anerley Park, SE20
£325,000

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In general

- No onward chain
- First floor apartment
- Allocated off street parking
- Sunny balcony
- At the rear of the building
- Fitted storage
- Convenient location

In detail

A light and bright one bedroom first floor apartment positioned on a highly regarded road moments from Crystal Palace Park and a number of transport links.

This modern property is to be sold with no onward chain and benefits from allocated off street parking and a covered south east-facing balcony at the rear of the building. The reception room extends to over 22ft and is socially open-plan to the kitchen with plenty of work and storage space. Further benefits include a recently upgraded bathroom with a rainfall shower and ample fitted hallway storage. Externally there are well maintained communal grounds and allocated off street parking.

Anerley Park works well for access to Crystal Palace, Anerley and both Penge East / West rail stations. Nearby leisure and shopping amenities include central Crystal Palace, Anerley Parade and the High Street, whilst also just a short walk to 200 acres of parkland.

This low-rise development is popular with first time and investor buyers alike and would be an ideal opportunity for those seeking a new home to immediately enjoy.

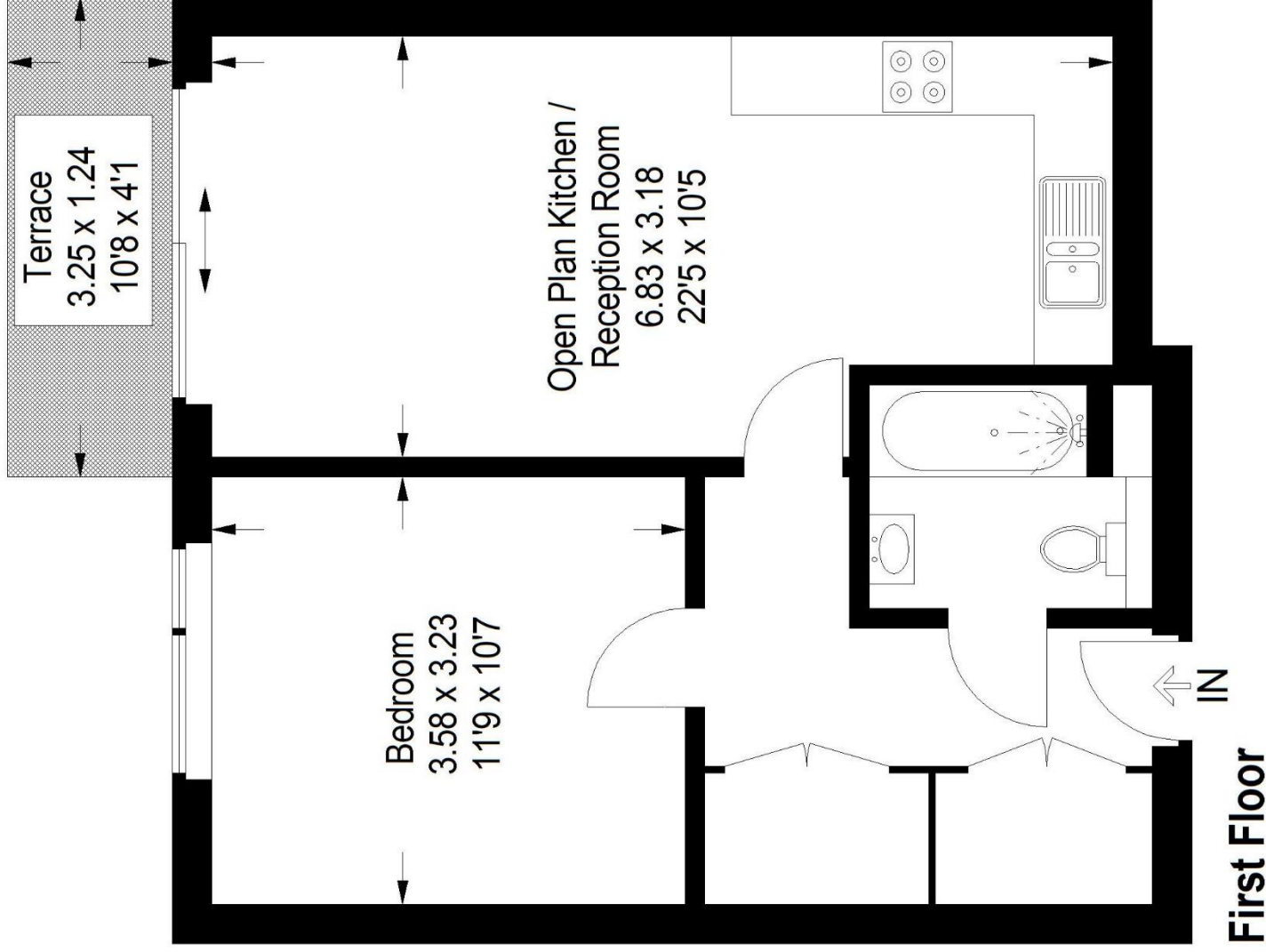
EPC: B | Council Tax Band: C | Lease: 139 years remaining | SC: £2,000 PA | GR: £250 PA | BI: TBC



Floorplan

Marshall Court, SE20

Approximate Gross Internal Area
47.1 sq m / 507 sq ft



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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	91 B	92 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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