

Orchard Grove, SE20 | Guide Price £250,000

020 8702 9333 crystalpalace@pedderproperty.com











## In General

- One bedroom first floor apartment
- No onward chain
- Residents parking
- Well maintained communal grounds
- Quiet location
- Nearby multiple transport links

## In Detail

\*Guide price £250,000 - £275,000\*

A one bedroom first floor purpose built apartment forming a popular private development nearby Crystal Palace Park and available for sale with no onward chain.

This neutrally decorated property would be an ideal option for a buyer wanting to personalise the space to suit. Highlights include a partially open-plan kitchen with integrated appliances, a 17ft reception room, residents parking, and well maintained communal grounds.

Orchard Grove is a quiet cul-de-sac location which is primarily served by Anerley, Crystal Palace, and both Penge East and West rail links.

EPC: C | Council tax: Band C | Lease: 152 years remaining | SC: £1633.00 | GR: TBC | BI: N/A













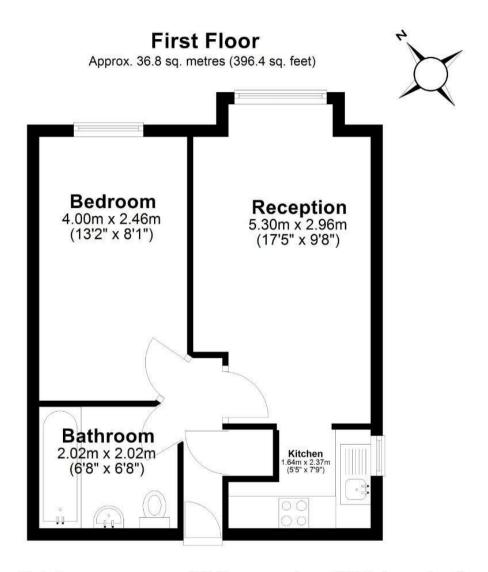


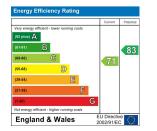






## **Floorplan**





Total area: approx. 36.8 sq. metres (396.4 sq. feet)

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.