



Apple Yard, SE20 | Guide Price £425,000

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In General

- Two bedroom second floor apartment
- En suite shower room
- Secure entry
- Reception room over 20 ft long
- Ground floor undercroft allocated parking
- 20ft balcony
- Quiet location
- Pleasant views
- Secure bicycle storage

In Detail

**** GUIDE PRICE £425,000 - £450,000****

A light and contemporary second floor apartment in a popular executive development.

This bright and modern two-bedroom apartment forms part of a sought-after Fairview Homes development, completed in 2019. Spanning approximately 704 sq ft (65.4 sq m), it offers a stylish yet low-maintenance home ideal for professionals, first-time buyers, or downsizers.

Beautifully presented in neutral tones, the property provides a perfect blank canvas for a new owner to personalise. The spacious 20'8" reception room features a sleek, high-gloss handle-less kitchen with integrated appliances and an induction hob, creating an ideal space for entertaining or relaxing. There is direct access onto a 20 ft private balcony with far-reaching views — the perfect spot to enjoy evening sunsets.

The main bedroom benefits from a modern en suite shower room, whilst the second double bedroom has Jack and Jill access to the main bathroom via the hallway. Additional features include ample hallway storage and secure undercroft parking.

Located within the peaceful Apple Yard development, the apartment enjoys convenient access to Anerley rail and bus links, as well as Penge East, Penge West, and Crystal Palace Park, all just moments away.

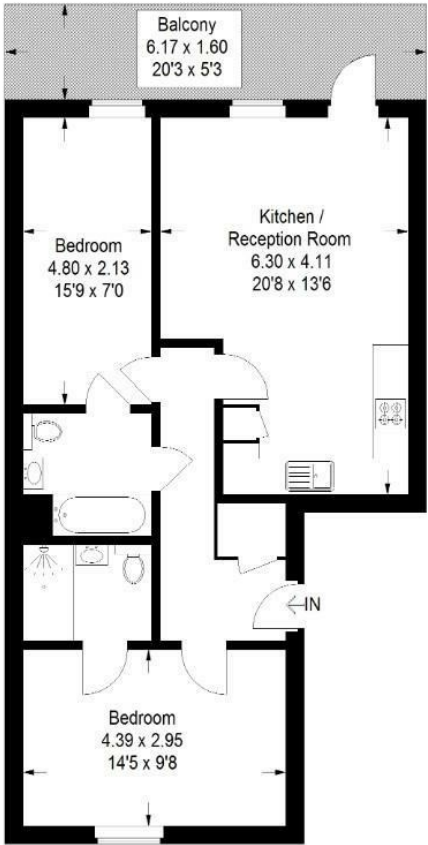
EPC: B | Council Tax Band: C | Lease: 242 years remaining | SC: £2,651.88 pa | GR: £434.24 pa | BI: £563 pa



Floorplan

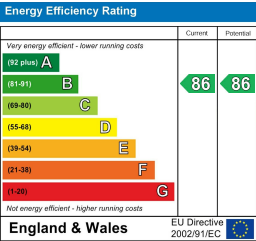
Lambourne House, SE20

Approximate Gross Internal Area
65.4 sq m / 704 sq ft



Second Floor

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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.



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