



1 Bed Flat - Purpose Built
located in South Norwood

£160,000

Leasehold



Abbots Court Claret
Gardens
South Norwood
London
SE25 6RR



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- **Ground-floor, one-bedroom flat**
- **Close to Norwood Junction**
- **Excellent transport links**
- **Near parks and shops**
- **No onward chain**
- **Ideal for first-time buyers**
- **Great rental opportunity**

Situated in Claret Gardens, London, this charming ground-floor, one-bedroom purpose-built flat spans an inviting 495 square feet. Its prime location offers exceptional convenience, being just a stone's throw from Norwood Junction Railway and Overground Station. This ensures excellent transport links into central London and beyond, making it an ideal choice for commuters.

The property is surrounded by a wealth of local parks, shops, and amenities, providing a vibrant community atmosphere. Additionally, convenient bus routes further enhance accessibility, ensuring that everything you need is within easy reach.

Offered with no onward chain, this flat presents a fantastic opportunity for first-time buyers eager to make their mark on the property ladder. It is equally appealing to investors in search of a straightforward rental opportunity, given its prime location and desirable features.

Entrance

Communal entrance. Entry phone system. Laminate wood flooring. Airing cupboard.

Entrance hall

Front Door. Entry phone handset. Radiator.

Reception room

17'6 x 10'8

UPVC double glazed window to front. Radiator. Carpet as laid.

Kitchen

10'8 x 7'0

UPVC double glazed window to side. Wall mounted boiler. Wood flooring. Range of wall and base units with work surfaces over. Space for fridge/freezer and washing machine. Stainless steel single drainer sink unit with mixer tap.

Bedroom

11'8 x 9'5

UPVC double glazed window to front. Radiator. Fitted wardrobes. Carpet as laid.

Bathroom

Extractor fan. Panelled bath with mixer tap. Pedestal wash hand basin. Low level WC. Vinyl flooring.

Parking

Allocated parking with CCTV.

Tenure

"We are advised by the vendor(s) that the lease has 56 years remaining, Ground rent £70.00pa and Service Charge £1200pa." (Awaiting verification)"

Authority

