



Brocklesby Road, London SE25 4LB

welcome to

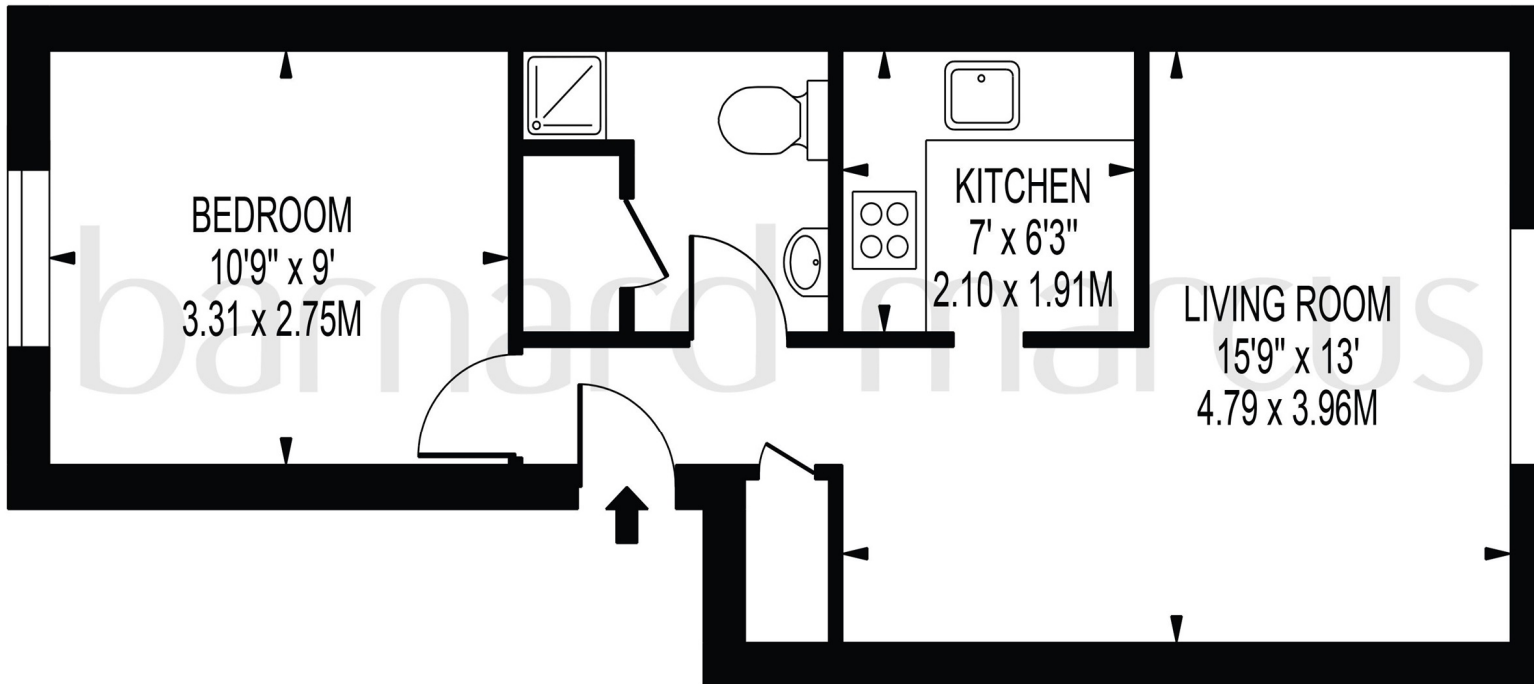
Brocklesby Road, London

Refurbished 1 bedroom apartment, chain free with allocated parking just a short walk from South Norwood Station and South Norwood Country Park, this apartment is move in ready and ideal for first time buyers and investors alike.



BROCKLESBY ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 388 SQ FT - 36.00 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
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ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

This stylish one-bedroom apartment on Brocklesby Road has been thoughtfully renovated throughout, offering a modern and comfortable living space in a superb location.

Bright and well laid out, the property features a spacious living room, a generously sized double bedroom, a new contemporary kitchen, and a sleek modern shower room. The apartment also benefits from new flooring, updated electrics and heating, and refreshed double glazing-making it ready to move straight into.

Tucked just behind the scenic South Norwood Country Park and only a stone's throw from South Norwood Station, this home is ideally placed for commuters and nature lovers alike. You'll also find a range of local shops, cafes and amenities just moments away.

Offered to the market chain free, this is a perfect first-time buy or investment opportunity in a well-connected and up-and-coming area.

welcome to

Brocklesby Road, London

- Recently refurbished
- New Kitchen & Bathroom
- Chain Free
- Close to South Norwood Station
- Close to South Norwood Country Park

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1220.00

Ground Rent: 120.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 11 Nov 1986.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£240,000



view this property online barnardmarcus.co.uk/Property/CRY112855



Property Ref:

CRY112855 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Please note the marker reflects the postcode not the actual property



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