



Phoenix Court Howard Road, London SE25 5BJ

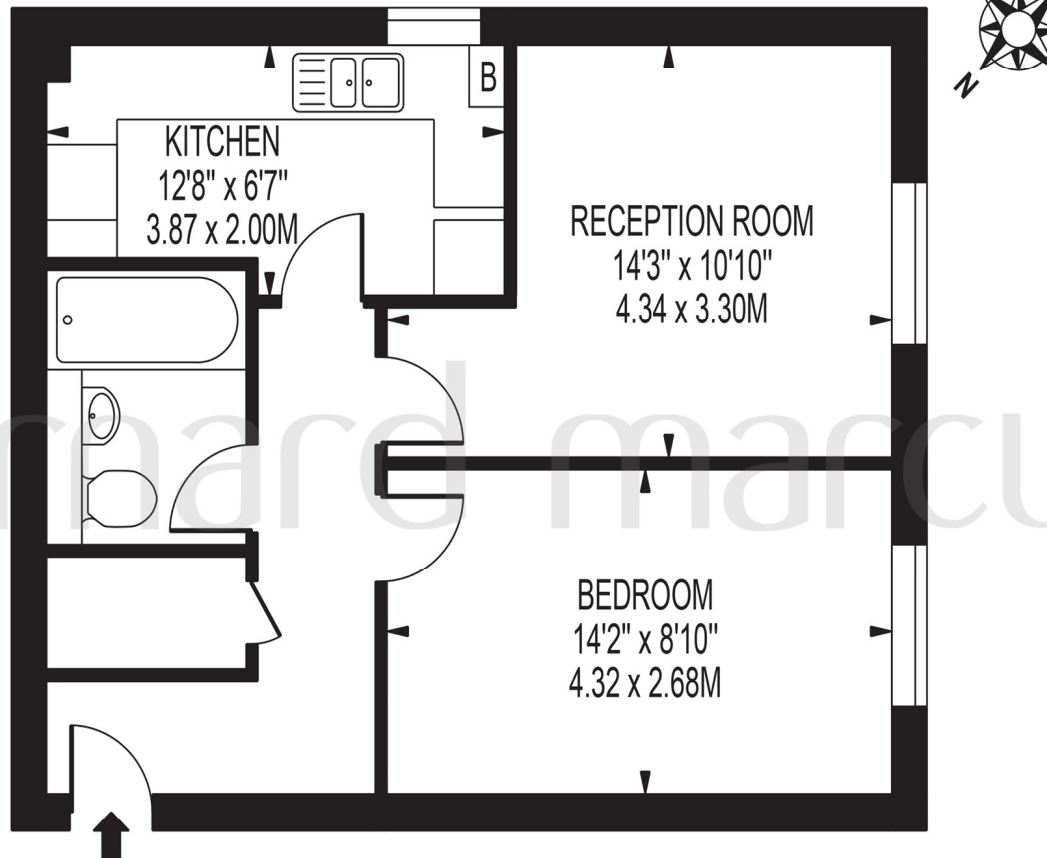
welcome to
Phoenix Court Howard Road, London

Beautifully presented 1 bed apartment with allocated parking and long lease, just a 10 minute walk from Norwood Junction Station and Norwood Country Park.



PHOENIX COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 464 SQ FT - 43.14 SQ M



SECOND FLOOR

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. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. 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.

Discover this beautifully presented one bedroom apartment in Phoenix Court on Howard Road, South Norwood. Immaculately maintained throughout, this bright and inviting home offers both style and practicality in equal measure.

The spacious living room features stunning hardwood flooring and a large picture window that floods the space with natural light while offering tranquil views over the communal garden. A separate modern kitchen provides excellent storage and generous worktop space, complete with its own window for natural ventilation.

The sleek, neutrally tiled bathroom includes a full sized bath with an overhead shower, creating a calming, contemporary feel. The double bedroom is well proportioned, easily accommodating a double bed along with additional bedroom furniture. Further convenience comes from a large storage cupboard off the hallway, ideal for keeping household essentials neatly organised.

With a 150 year lease and allocated off-street parking, this property offers long term peace of mind. Perfectly positioned just a 10-minute walk to Norwood Junction Station and South Norwood Country Park, as well as a range of local amenities, it provides the ideal balance of connectivity and green space.

welcome to

Phoenix Court Howard Road, London

- Modern Kitchen & Bathroom
- Fantastic Condition Throughout
- 150 Year Lease
- Allocated Parking
- 10 Min walk to Norwood Junction Station
- Close to Amenities
- South Norwood Country Park

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 180.46

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Mar 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£240,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY113204



Property Ref:
CRY113204 - 0005

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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