

Jukes & Co

Estate Agents



Howard Road

, London, SE25 5BJ

£265,000



Nestled within a tranquil avenue, this spacious 2-bedroom apartment offers a serene retreat conveniently close to urban amenities. The well-maintained purpose-built block affords a picturesque view of impeccably tended rear gardens. With a 15ft reception room adorned with laminate flooring, the property exudes contemporary comfort. Ample storage solutions and a separate kitchen add functionality to the living space, while allocated parking enhances accessibility.

Positioned on a peaceful lane near the vibrant High Street and Norwood Junction Station, this property offers convenience and tranquility. A spacious entrance hall welcomes residents and visitors, leading to the versatile living area and well-appointed kitchen. With off-street parking and no chain, it's an enticing opportunity for homeowners and investors alike.

Under a leasehold agreement with over 150 years remaining, this property ensures a secure investment. With no ground rent obligations and a reasonable service charge of £157.41 including buildings insurance, residents enjoy peace of mind. Positioned in Council Tax Band C with an EPC Rating of D, this home offers comfort and efficiency for discerning individuals seeking sanctuary near urban conveniences.



Hallway

Very spacious hallway, double door storage cupboard, cupboard housing water tank, oak flooring, entryphone

Reception 1583'4" x 1108'4" (482.6 x 337.82)

15' 10" x 11' 1" (4.83m x 3.38m) Window overlooking rear communal gardens and beautiful willow tree, oak floor, radiator

Kitchen

Window overlooking rear gardens, range of pine wood wall and base units, laminate worktops, electric oven and hob, space for fridge freezer, oak wood floor, pull out larder cupboard, stainless steel sink unit with mixer taps, shelving, radiator

Bedroom One 1583'4" x 883'4" (482.6 x 269.24)

15' 10" x 8' 10" (4.83m x 2.69m) Double glazed window overlooking communal gardens, oak flooring, radiator

Bedroom Two 1208'4" x 608'4" (368.3 x 185.42)

12' 1" x 6' 1" (3.68m x 1.85m) 12' 1" x 6' 1" (3.68m x 1.85m) Double glazed window overlooking communal gardens, oak flooring, radiator

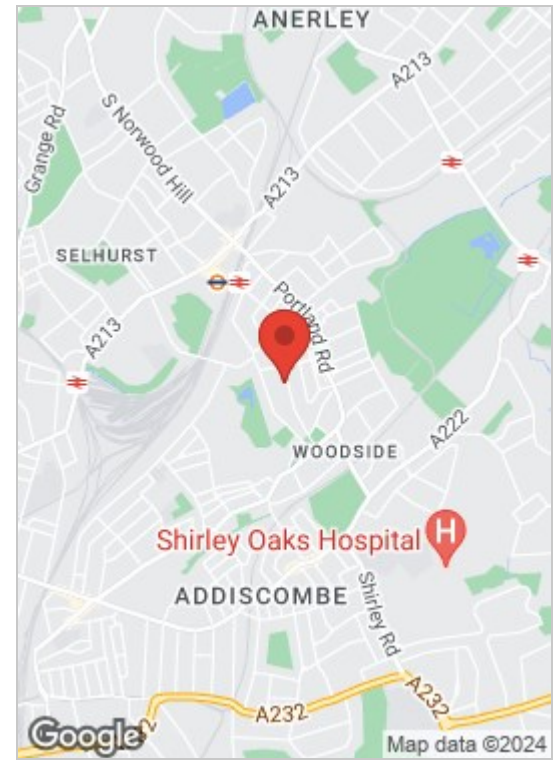
Bathroom

Bathroom suite comprising panel bath with separate shower over, basin, low-flush w.c., wall tiles, radiator, feature floor tiles

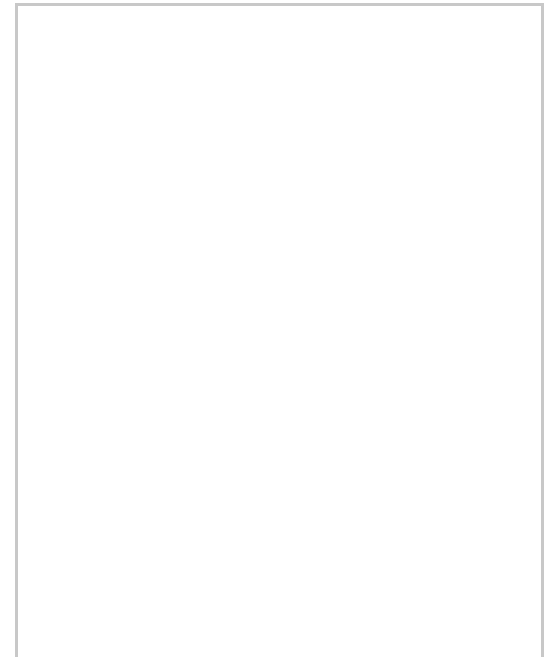
Communal Garden

Well maintained communal gardens leading to car parking area

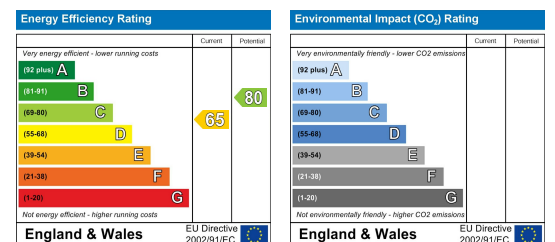
Area Map



Floor Plan



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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