

Lincoln Close, London, SE25 5ET



## Flat - Purpose Built

- Two bedroom, ground floor, purpose built apartment
- Good order throughout
- Double glazing
- Tram Link at Woodside & bus routes
- Long lease
- Gas central heating
- Set in a private development very close to Woodside Green
- Convenient for local shops
- Shared communal gardens
- Norwood Junction BR/Overground Station serves the area

# Lincoln Close, London, SE25 5ET

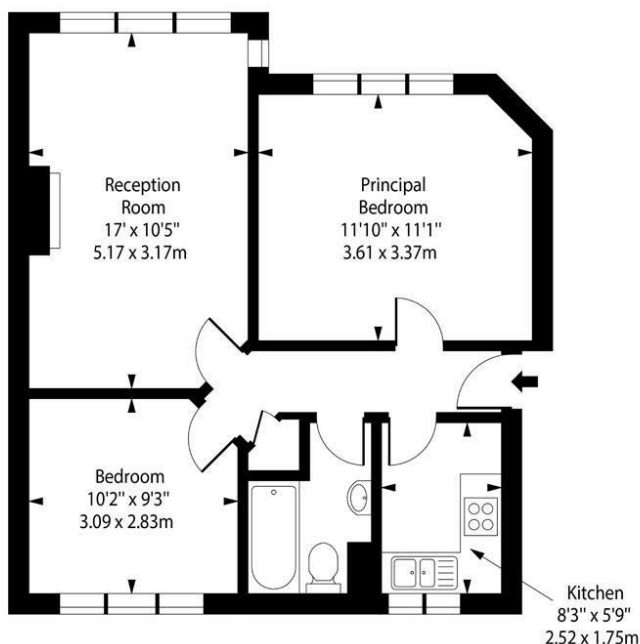
We are pleased to offer this two bedroom, ground floor, purpose-built apartment in a character development situated opposite Woodside Green. There is a generously proportioned living room along with two good sized bedrooms which are all bright and airy. The property has a modern fitted kitchen with a range of wall and base units, refitted bathroom with white suite and lovely communal gardens. Situated within close proximity to Woodside's tram link, numerous bus routes to Croydon and Norwood Junction BR/Overground Station, making your daily commute a breeze. The property is also offered to the market with no onward chain and benefits from having the lease extended by the current owners. In our opinion this property would make an ideal first time buy and early viewing is advised.

Tenure: Leasehold - Lease term: 99 years from the 29th September 1984 (the vendor will extend the lease)  
 Service charge: £1,054 (29th September to 24th March 2024) | Ground rent: £312.50 every 6 months  
 EPC rating: D | London borough of Croydon band B

We carry out best endeavours to make our marketing material accurate and reliable, however they do not form part of any contract and is not to be relied upon. Council tax and, where applicable, lease information, service charges and ground rent are given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

For broadband and mobile phone coverage at the property in question please visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage> and <https://checker.ofcom.org.uk/en-gb/mobile-coverage> respectively.

## Ground Floor

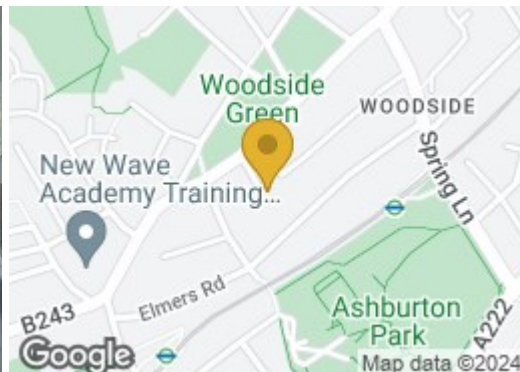


Total Internal Area  
54.63 sq.m (588 sq. ft.)

FOR ILLUSTRATIVE PURPOSES ONLY

Whilst every attempt has been made to ensure the accuracy of this floor plan contained here, we cannot take any responsibility for any errors

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>76</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Whilst you are at liberty to use any firm of solicitors of your choice, Homecastle can, if requested, recommend solicitors.

If you choose Cook Taylor Woodhouse solicitors from our list, Homecastle will receive a £150 referral voucher.

If you require clarification on any point please contact us particularly if travelling some distance to view. All services appliances, fittings and central heating etc (if applicable) have not been tested by our company. Measurements are taken by laser tape to the widest point of the room, are approximate and may be subject to a margin of error. Lease, ground rent, maintenance and garden details (if applicable) cannot at present be relied upon as being correct. We are awaiting clarification from the vendor's solicitors. The description of this property is only the opinion of our Company.