

Ashford Court, South Norwood, SE25 6XA



Flat

- Two Bedroom Purpose Built Contemporary Flat
- Freshly Redecorated Throughout
- Double Glazing
- Bathroom In White
- Simply Must Be Viewed Internally To Be Appreciated
- Ground Floor Position
- Fitted Kitchen With Oven & Hob
- Gas Central Heating With Radiators
- Allocated Parking
- Early Viewing Advised

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Welcome to this charming two-bedroom purpose-built ground floor flat that embodies modern style and convenience. Recently redecorated throughout, this home offers a fresh and inviting atmosphere. The well-appointed kitchen boasts modern amenities, including a fitted oven and hob, perfect for culinary enthusiasts. The attractive bathroom, adorned in pristine white, adds a touch of sophistication to your daily routines. The property comes complete with its own allocated parking, providing convenience for residents. Benefiting from a no onward chain status, this flat is ready for its new owners. The keys are in our possession, ensuring a smooth transition for those eager to make this home their own. Commuting is a breeze with local buses and the nearby Norwood Junction BR/Overground Station, offering frequent trains to London and easy access to various destinations. Early viewing is strongly recommended to fully appreciate the features and charm of this modern ground floor flat. Don't miss the opportunity to make this delightful property your home.

Tenure: Share of freehold | Lease term: 999 years from 24th June 1977

Service charge: 29th March 2023 – 28th September 2023 £495.25 paid every 6 months | Ground rent: Peppercorn | EPC rating: E | Croydon Council Tax Band B

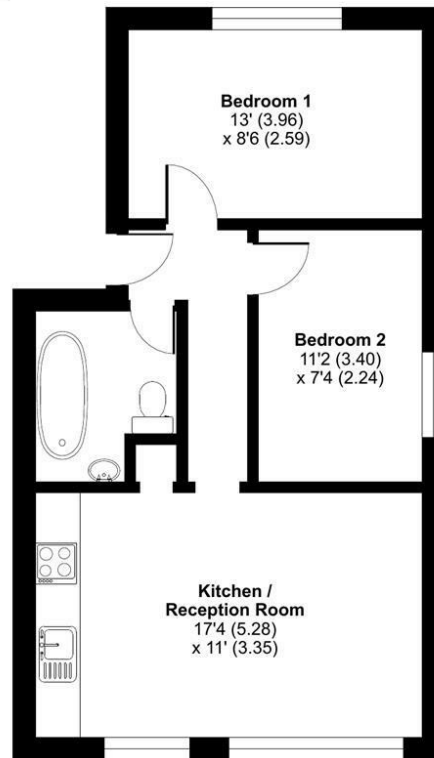
We carry out best endeavours to make our marketing material accurate and reliable, however they do not form part of any contract and is not to be relied upon. Council tax and, where applicable, lease information, service charges and ground rent are given as a guide only and should always be checked and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

Ashford Court, Whitehorse Lane, London, SE25

Approximate Area = 499 sq ft / 46.3 sq m

For identification only - Not to scale

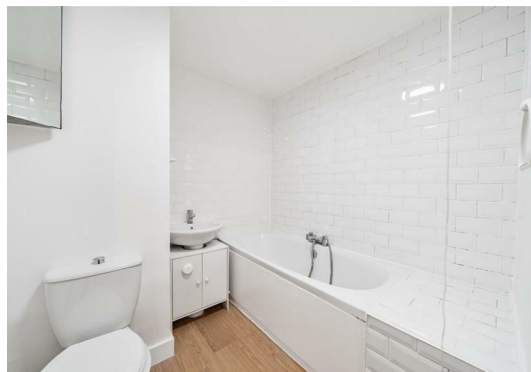


GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Home Castle. REF: 1079234

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	64
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.