

Tennison Road, London, SE25 5DL



Flat - Purpose Built

- Ultra Modern One Bedroom Purpose Built Flat
- Double Glazing & Gas Central Heating With Radiators
- Modern Fitted Kitchen
- Easy To Maintain Neutral Décor
- Well-lit Internal and External Communal Areas Powered By Solar Panels
- Situated On The Ground Floor
- Intercom Video & Audio Entry System
- Attractive Bathroom In White
- Offered To The Market Chain Free
- The Living Room Has Patio Doors Which Open Direct To Shared Lawns & Own Private Parking Space

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GUIDE PRICE £250,000 - £255,000

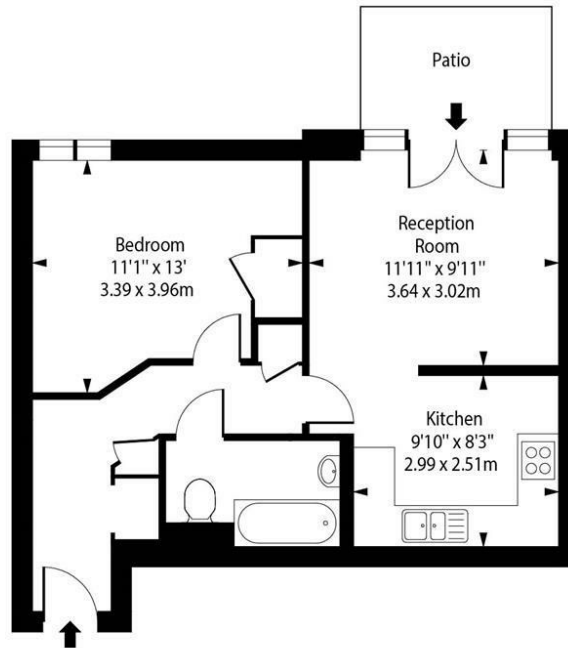
Situated in a quiet tucked away cul-de-sac, this ultra-modern ground floor, one bedroom apartment offers contemporary living at its finest and must be viewed internally to be fully appreciated. The spacious living room has patio doors leading directly to an allocated parking space and shared lawns; a particularly attractive feature that enhances a sense of space and connection to the outdoors. The living room also flows into a modern fitted kitchen. The bathroom suite is in white with bath and shower over. The apartment is decorated in neutral, easy-to-manage tones, creating a stylish and low-maintenance living environment. Additionally, it comes with the convenience of a communal bike shed and motorbike ground anchor.

The property offers excellent transport links for city commuters with Norwood Junction Station nearby, which is served by the Overground, Thameslink, and Southern lines, with regular express trains direct to London Bridge in approx 12 minutes. Selhurst Station is also nearby, providing Southern trains to Victoria and London Bridge.

Tenure: Leasehold | Lease term: 125 YEARS FROM 1ST OF SEPTEMBER 2009 | Service charge: £147.03 per month | Ground rent: £12.50 per month | EPC Rating: C - Croydon Council Tax Band: B | A water meter is fitted at the property. The property is offered to the market chain free and early viewing is highly recommended.

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/>

Ground Floor



Total Internal Area
45.05 sq.m (485 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) A			
(81-91) B		80	80
(69-80) C			
(55-68) D			
(39-54) E			
(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.