

Lancaster Road, London, SE25 4AW



## Flat - Purpose Built

- Two Bedroom Purpose Built Flat
- Double Glazing & Gas Central Heating
- Share Of Freehold
- Fitted Wardrobes To Both Bedrooms
- Sought After Location
- The Sought After Norwood Lake Area
- Entry Phone System
- Garage En Bloc (Not Inspected)
- Early Viewing Advised
- Spectacular Views Looking Out From A Square Bay Window

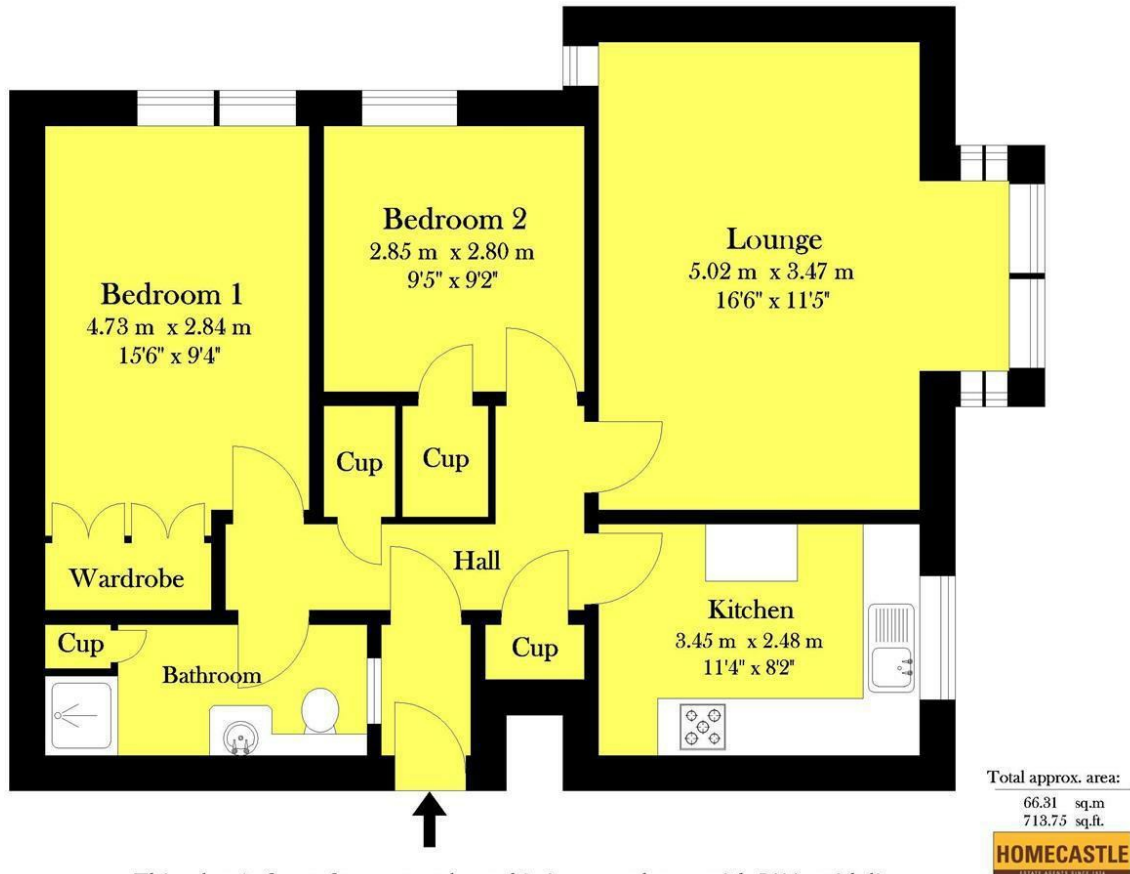
# Lancaster Road, London, SE25 4AW

A well-presented, purpose-built third floor flat boasting two spacious bedrooms and stunning rear views. This bright and airy property features a generously sized living room with a square bay window that fills the space with natural light. Both bedrooms are equipped with fitted wardrobes, offering ample storage. The flat benefits from modern comforts such as gas central heating with radiators and double glazing throughout. The good sized kitchen also overlooks the scenic rear, while the recently refitted bathroom adds a contemporary touch. Additional highlights include a share of freehold, a private garage en bloc with access to water and lovely communal gardens. Norwood Junction mainline BR/Overground station with its frequent services to London and Gatwick via East Croydon serves the area. There are also local bus routes and the tram link at Harrington Road. Nestled in the highly sought-after Norwood Lake area, the location is celebrated for its picturesque scenery and boating facilities.

Tenure: Share of Freehold - Lease term: 999 years (less 10 days) from 25 March 1976 - Service charge £105.38 per month - Ground Rent: believed peppercorn - EPC Rating: C - Croydon Council Tax Band: C | We understand the lease does not allow pets. The garages en bloc have asbestos roofs. The vendor informs us the management of Frances Court is by the owners of the flats. This was to endeavour to keep costs down and if there are any issues, they will be dealt with quickly and efficiently.

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/>

## Frances Court SE254AW



This plan is for reference only and is in accordance with PMA guidelines.  
It is not to scale and all measurement are approximate.  
Fixtures and fittings are for illustrative purposes only and do not form part of a contract.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.