

Sunny Bank, London, SE25 4TZ



## Flat - Purpose Built

- LEASEHOLDERS MUST BE 55 YEARS OF AGE OR OVER
- In Our Opinion Good Sized Double Aspect Living Room
- Entry Phone Security System
- No Onward Chain & We Hold Keys
- Double Glazing & Electric Heating

- Purpose Built First Floor One Bedroom Retirement Apartment
- Refitted Kitchen With Window & "Wet Room" Style Bathroom
- Personal Alarm To The Flat Itself
- Awaiting Confirmation Of Probate Being Granted
- Lift, Residents Lounge & Other Facilities

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Awaiting probate, this first-floor, one-bedroom retirement apartment is located within the sought-after Catalina Court development in Sunny Bank. Exclusively for residents aged 55 and over. The property offers a comfortable and secure living environment. Presented to the market in good decorative order and featuring a refitted kitchen with the benefit of a window to the side which adds natural light and is a rare feature for a Catalina Court property. There is also a refitted bathroom in a convenient wet room style. For peace of mind there is an entry phone security system and a personal alarm. Please note these properties cannot be rented out and no pets are permitted. Catalina Court offers a range of shared facilities, including a lift, residents' lounge, laundry room, and beautifully maintained gardens with a seating area. Conveniently situated near South Norwood High Street, residents can enjoy a variety of shops and cafes within walking distance. Excellent transport links are nearby, including local bus routes, the tram link at Harrington Road, and Norwood Junction BR/Overground Station, providing frequent services to central London. With no onward chain, this property is ready for new owners to view at their convenience.

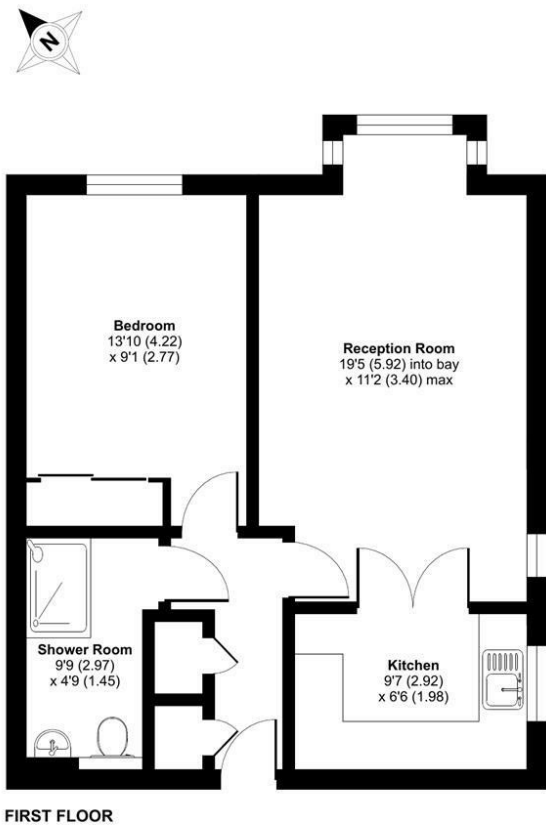
Tenure: Leasehold | Lease term: 99 years from 24th June 1987 | Service charge: £274.44 per month | Ground Rent: £50.00 pa (rising to £300.00) | EPC Rating: - Croydon Council Tax Band: B - £1,840.93 | Parking is on a first come, first serve basis - NO SUBLETTING

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.of>


## Sunny Bank, London, SE25

Approximate Area = 513 sq ft / 47.7 sq m  
For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © richcom 2024. Produced for Home Castle. REF: 1216045

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.