

Regina Road, London, SE25 4TR



Offers In The Region Of £285,000



Flat - Purpose Built

- Purpose Built Maisonette
- Two Bedrooms
- Double Glazing. Entry Phone System
- Fitted Kitchen/Breakfast Room
- Bathroom In White
- Split Level Design
- Edge Of The Dagnall Park Area
- Gas Central Heating With Radiators
- Cupboards to Bedrooms
- Own Private Balcony

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Placed in a no-through road at the fringes of the picturesque Eldon Park area, this purpose-built two-bedroom split-level maisonette offers an unexpectedly generous living space. The ground floor welcomes you to a good sized fitted kitchen/breakfast room, while the inviting living room beckons with its own private balcony, perfect for moments of relaxation. Ascend the staircase to the upper level, where you'll discover a bathroom with white fittings and two comfortably sized bedrooms, each equipped with cupboards. The residence boasts conveniences such as double glazing, gas central heating and an entry phone security system. Commuting access is by local buses, the tram link at Harrington Road, and Norwood Junction BR/Overground Station, offering frequent trains to London. Nature enthusiasts will appreciate the proximity to the renowned Country Park, a local beauty spot. Maisonettes of this size are always in demand, and early viewing is recommended. Don't miss the opportunity to make this sought-after property your home.

Tenure: Leasehold

Lease term: Vendor is currently in the process of extending the lease, will be the existing term plus 90 year lease extension (177 years in total)

Service charge: vendor informs us £500.00 per annum

Ground rent: EPC rating: D Croydon Council Tax Band B

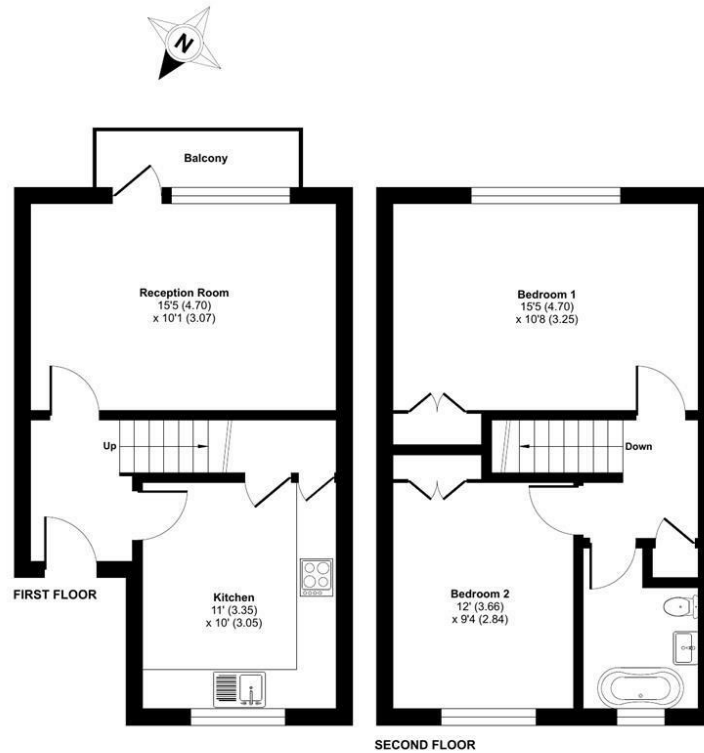
We carry out best endeavours to make our marketing material accurate and reliable, however they do not form part of any contract and is not to be relied upon. Council tax and, where applicable, lease information, service charges and ground rent are given as a guide only and should always be checked and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

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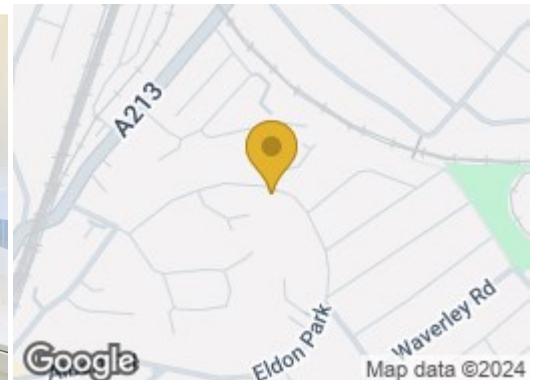
Approximate Area = 753 sq ft / 69.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Home Castle. REF: 1074560

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			74
(81-91) B			
(69-80) C			
(55-68) D		61	
(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.