



MODERN ONE BEDROOM GROUND FLOOR FLAT, OWN FRONT DOOR
LIVING ROOM/KITCHEN 19' 6" x 18' 2" (5.95m x 5.54m)* *DOUBLE BEDROOM 11' 1" x 9' 7" (3.39m x 2.93m)
BATHROOM 8' 3" x 6' 9" (2.52m x 2.06m)* *ALLOCATED PARKING SPACE & VISITOR SPACES WITHIN THE DEVELOPMENT* *QUIET LOCATION & BEAUTIFUL COMMUNAL GARDENS

A BRIGHT AND SPACIOUS ONE DOUBLE BEDROOM APARTMENT with its own front door set in a well-managed and affordable Development, within easy reach of either Purley Oaks or Sanderstead Railway Stations which have a frequent service into London. The Apartment has a great size Open/Plan Living Room/Kitchen, a Double Bedroom, Hallway and a great size Bathroom.

This is an ideal FIRST TIME PURCHASE/INVESTMENT, NO ONWARD CHAIN!

Beaufort Lodge, 73 Penwortham Road, South Croydon, Surrey CR2 0QU
Asking price: £275,000 LEASEHOLD



DIRECTIONS

From the roundabout at Limpsfield Road Sanderstead proceed along Sanderstead Hill and take the first left into Purley Downs Road, Penwortham Road is the 8th turning on the right hand side. The entrance to the Development is on the right hand side, Beaufort Lodge is the block on the right and the first path on the right leads to the front door.

LOCATION

This is a great location in a quiet road yet still only within half a mile to a mile from local shops, transport links north and south and woodland walks and open spaces. Purley Downs Golf Club is just a short walk along Purley Downs Road.

AN IDEAL LOCATION FOR A FIRST HOME/RENTAL INVESTMENT PROPERTY

ACCOMMODATION

LIVING ROOM/KITCHEN 19' 6" x 18' 2" (5.95m x 5.54m)

A large open plan room with a part panelled and double glazed front door, double aspect room with a large double glazed window to the side and a wide double glazed bay window and a further double glazed window to the front aspect. The room is naturally divided into three areas, a Lounge, Dining Area and Kitchen. A separate door leads to an Inner Hallway with access to the Bedroom and Bathroom.

The Kitchen has a range of wall and base units with matching worktops, one and a half bowl sink unit with a mixer tap, built in electric oven and a four-ring electric hob. Built in Fridge/Freezer and a washing machine to remain. Within the room there are two electric heaters, a TV point and telephone point.

INNER HALLWAY 5' 9" x 4' 0" (1.75m x 1.23m)

Access to the Double Bedroom and Bathroom. Built in Airing Cupboard with a hot water tank and storage space.

DOUBLE BEDROOM 11' 1" x 9' 7" (3.39m x 2.93m)

Double glazed window to the side, coved ceiling and electric heater.

BATHROOM 8' 3" x 6' 9" (2.52m x 2.06m)

Internal bathroom with a modern white suite comprising of a panelled bath with a mixer tap and shower attachment plus a shower screen, pedestal wash hand basin and a low flush WC, coved ceiling and tiled surrounds, wall mounted electric towel rail, extractor fan.

OUTSIDE

RESIDENTS PARKING AREA

The Residents Parking Area is at the rear of the Development access via a wide driveway. There is an allocated parking space and visitor parking spaces within the Development.

COMMUNAL GARDENS

The well-tended Communal Gardens extend to three sides of the block. There are several lawn areas and flowerbed borders.

LEASEHOLD INFORMATION & COUNCIL TAX

LEASE TERM: 125 years from 1/1/2004.

MAINTENANCE/SERVICE CHARGE: £100 pcm

GROUND RENT: £500 pa (paid over two payments of £250.00)

COUNCIL TAX: The current Council Tax Band is 'C', via London Borough of Croydon. Their website address to fully confirm the Council Tax Band and amount payable is:

<https://www.croydon.gov.uk/council-tax/what-council-tax-and-how-much-it/council-tax-bands>

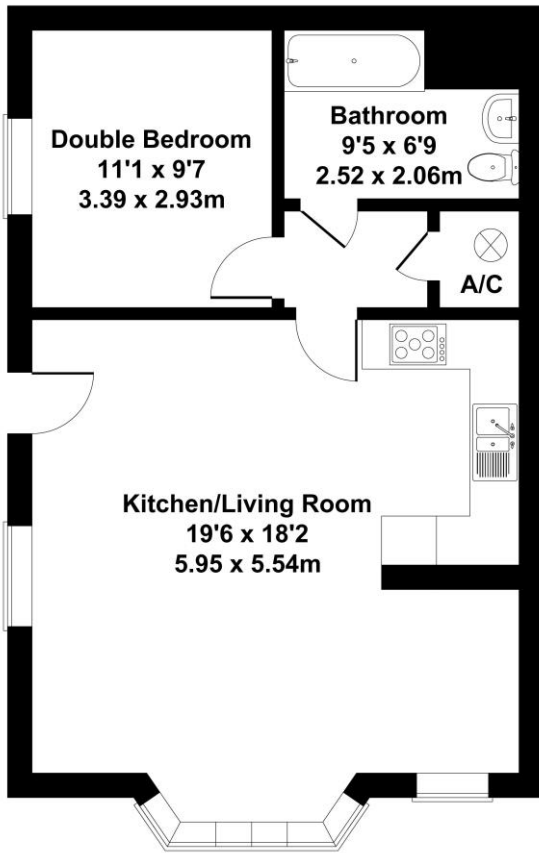
6/8/2024



FLOORPLAN

Beaufort Lodge

Approximate Gross Internal Area
592 sq ft - 55 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	73
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
80		

England & Wales EU Directive 2002/91/EC

WWW.EPC4U.COM



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