



Auckland Road, SE19 | £575,000

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NEW HOMES



## In General

- Two double bedrooms
- Two modern bathrooms
- Private balcony
- Communal garden
- Private Off Road Parking
- Cycle storage
- Modern finish throughout
- Long lease of 122 years
- No onward chain
- Gated Development

## In Detail

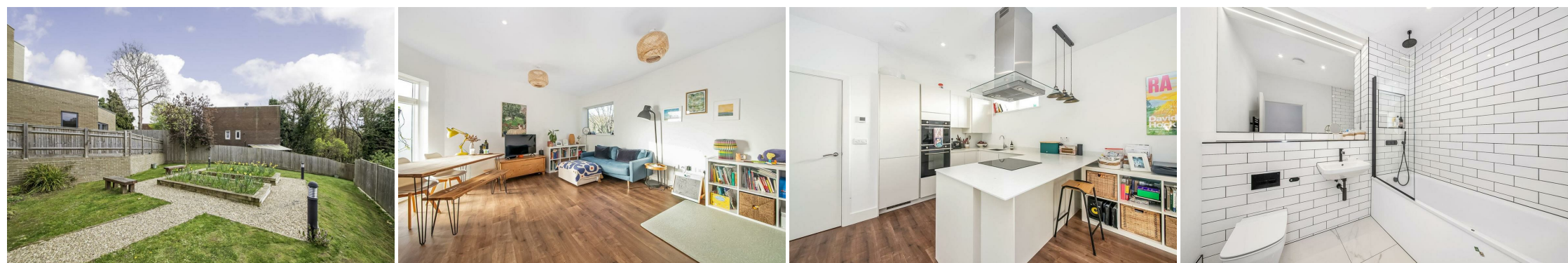
Discover the epitome of modern living in this fantastic two-bedroom, two-bathroom apartment perfectly situated on the leafy Auckland Road. Boasting 938 sq/ft of internal floorspace, this residence offers a blend of luxury and convenience, ideal for contemporary lifestyles.

Presented to the market with no onward chain, enjoy beautifully designed internal space, providing ample room for relaxation and entertainment. Step out onto your private balcony and soak in the serene surroundings, there is a communal garden space for residents to relax or carry out some gardening also.

Benefit from the convenience of an off-road private parking space, ensuring your vehicle is always secure and located close to the vibrant amenities of Crystal Palace, you'll have everything you need right at your doorstep.

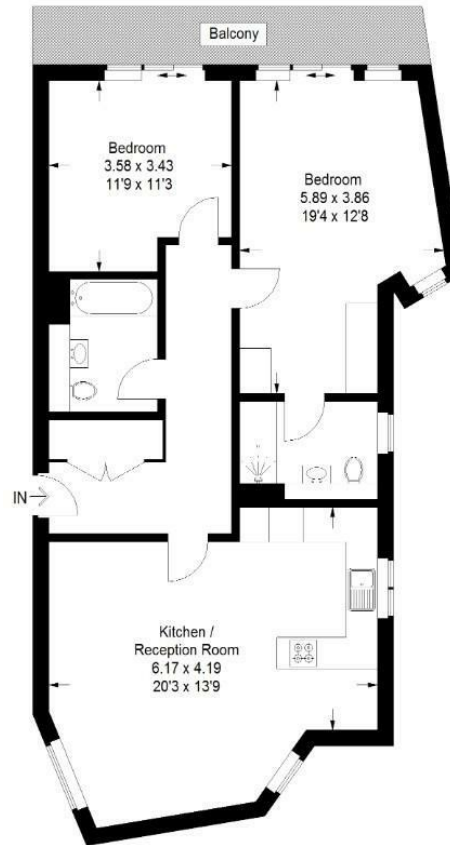
The property has been finished to a fantastic spec, with underfloor heating throughout, contemporary German kitchens and Corian worktops, walk in wardrobe space and white Duravit bathroom suites. There is also a communal storage space for any larger items needing storing.

Ideally situated between Crystal Palace and Norwood Junction stations, offering superb transport links, don't miss out on this exceptional opportunity to own a modern, luxurious apartment in a prime location.



# Floorplan

**Parnell Court, SE19**  
 Approximate Gross Internal Area  
 86.6 sq m / 932 sq ft



## Second Floor

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 These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A		84	
81-101) B			
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	

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