



Cypress Road, SE25 | Guide Price £225,000

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In General

- One bedroom
- Long lease
- No onward chain
- Purpose built
- Juliette balcony
- Allocated parking
- Popular location

In Detail

**** Guide Price £225,000 - £250,000 **** A light, bright and neutrally decorated one bedroom purpose built apartment available for sale with no onward chain, moments from the park and Norwood Lakes.

Located on the first floor, this property has been well maintained by the current owners to offer an ideal first time or investment purchase. Highlights include a light and bright reception room, ample storage, Juliette balcony and long lease.

Externally the property benefits from allocated parking and pleasant communal grounds.

This popular location works well for access to the Triangle at central Crystal Palace and is well served by both Norwood Junction (fast to London Bridge) and Crystal Palace (ELL) rail links.

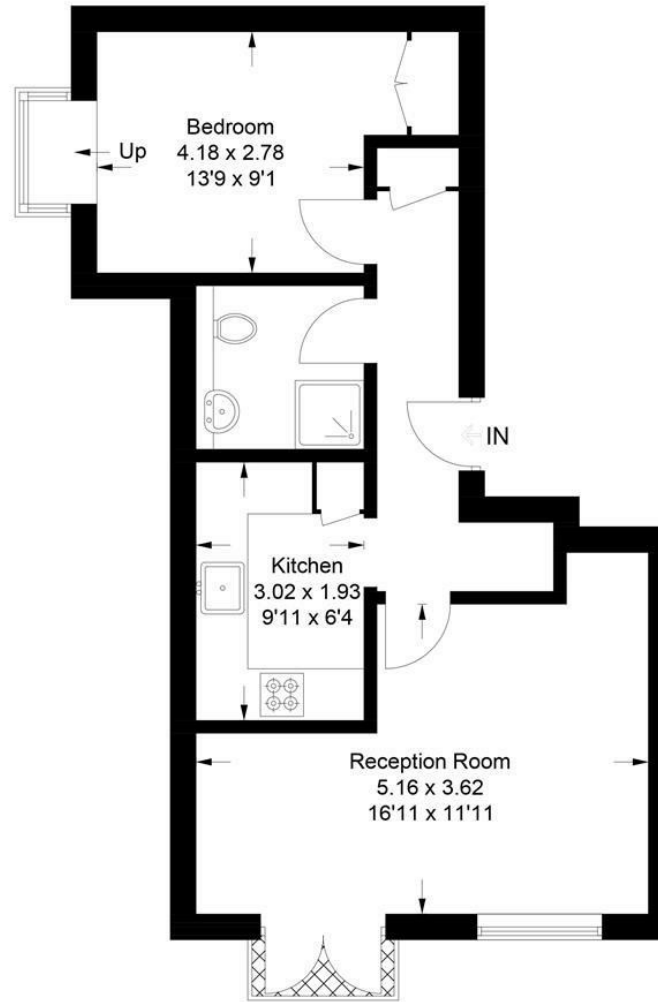
EPC: C | Council Tax Band: B | Lease: 151 years remaining | SC: £2760pa | GR: £60pa | BI: Inc in SC



Floorplan

Cypress Road, SE25

Approximate Gross Internal Area = 44.4 sq m / 478 sq ft



First 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		
Very energy efficient - lower running costs	Current	Potential
102 plus) A		
81-101 B		
69-80 C	74	76
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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