



1 Bed Flat - Purpose Built
located in South Norwood

£199,950

Leasehold



Kingsmeade Court
Selhurst Road
South Norwood
London
SE25 6XD

- One bedroom purpose built flat
- Reception room
- Electric heating system
- Double Glazing
- Communal gardens & parking
- Ideal for first-time buyers
- Perfect for commuters close to Norwood Junction Station
- Close to shops, amenities and bus routes
- Chain free

Situated Selhurst Road in South Norwood, is this one-bedroom flat offers a delightful living space for first-time buyers and commuters alike. Spanning an efficient 312 square feet, this purpose-built property is situated on the top floor, providing a sense of privacy and tranquillity.

Recently decorated, the flat boasts a fresh and modern aesthetic, making it an inviting home for anyone looking to settle in this vibrant area. The reception room serves as a perfect space for relaxation or entertaining guests, while the bedroom offers a comfortable retreat at the end of the day.

Convenience is at your doorstep, with a variety of shops and bus routes just a short stroll away. For those who rely on public transport, Norwood Junction railway and overground station is within easy reach, ensuring swift access to central London and beyond.

Built in 1985, this flat combines contemporary living with the charm of a well-established neighbourhood. Whether you are a first-time buyer seeking a cosy abode or a commuter looking for a convenient base, this property presents an excellent opportunity to enjoy the best of London living.

Entrance

Communal entrance> Entry phone system.

Entrance hall

Front door. Entry phone handset. Carpet as laid.

Reception room

13'6 x 7'4

Doors to Juliet style balcony. Wall mounted heater. Carpet as laid.

Kitchen

7'0 x 5'4

UPVC double glazed window to side,. Range of wall and base units with work surfacers over. Stainless steel single drainer sink unit. Built-in oven & hob. Extractor hood. Space for washing machine and fridge/freezer. Vinyl flooring.

Bedroom

9'9 x 7'8

Double glazed window to front. Wall mounted heater. Carpet as laid.

Shower room

Shower cubicle. Low level WC. Pedestal wash hand basin. Extractor fan. Vinyl flooring.

Garage and parking

Communal gardens and parking.

Tenure

"We are advised by the Vendor(s) that the tenure is lease with 990 year lease from 01.01.1985 (965) remaining. Ground rent Peppercorn and Service charge £1667 pa"

Authority

London Borough of Croydon Band A £1738.27



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Energy Efficiency Rating		Current	Standard	Environmental Impact (CO ₂) Rating		Current	Standard
101-120 kWh/m ² per year	A			101-120 g/m ² per year	A		
81-100 kWh/m ² per year	B			121-150 g/m ² per year	B		
61-80 kWh/m ² per year	C			151-180 g/m ² per year	C		
41-60 kWh/m ² per year	D			181-220 g/m ² per year	D		
21-40 kWh/m ² per year	E			221-270 g/m ² per year	E		
1-20 kWh/m ² per year	F			271-330 g/m ² per year	F		
>20 kWh/m ² per year	G			>330 g/m ² per year	G		
77 81							
EU Directive 2002/91/EC				EU Directive 2002/91/EC			