



Champion Road, SE26 | £230,000

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# In General

- Modern apartment
- Social living space
- Generous reception
- Modern fitted kitchen
- Double bedroom
- Recently refurbished bathroom
- Communal gardens
- Allocated off street parking
- No onward chain

# In Detail

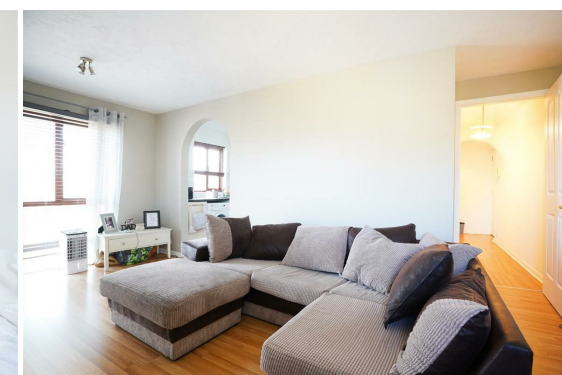
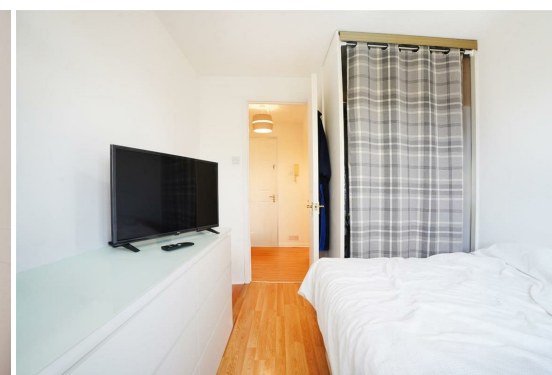
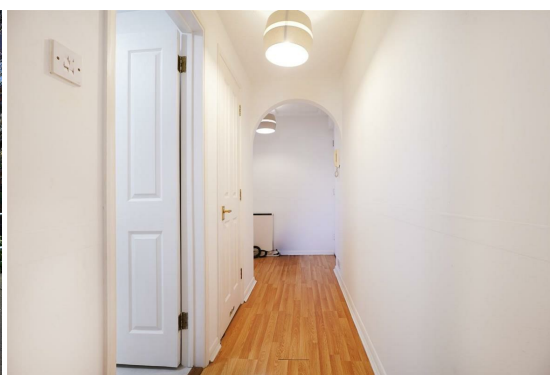
A very well presented one bedroom first floor purpose built apartment positioned within a smart modern development, well placed for excellent transport links and green open spaces.

Providing an ideal opportunity as a first time or investment purchase, this light and bright accommodation offers generous proportions and a hassle free new home. Including a sociable living space that leads to the kitchen with replacement flooring and a modern fittings, a double bedroom, fitted hallway storage, and a long lease.

This development is convenient for access to both Sydenham and Lower Sydenham rail links, also various nearby amenities on the high street and Bell Green.

These properties are usually popular for their size and quiet, yet convenient location.

EPC: D | Council tax band: C | Lease: 91 years remaining | GR: Nil | SC: £1,519.05 | BI: incl. in SC



# Floorplan

## Second Floor

Approx. 43.7 sq. metres (470.3 sq. feet)



Total area: approx. 43.7 sq. metres (470.3 sq. feet)

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Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C			
55-68) D		66	75
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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