

1 Bed Apartment  
located in South Norwood

£160,000

Leasehold



2 Maria Court Cypress  
Road  
South Norwood  
London  
SE25 6BJ

- One bedroom flat
- Ground floor Purpose built
- Gas central heating system
- Entry phone system
- Shared lawns to rear
- Separate fitted kitchen
- Communal Parking
- Cash buyers/investors only required for quick sale



**CASH BUYERS /INVESTORS ONLY QUICK SALE REQUIRED!!!**  
 Situated on the South Norwood/Crystal Palace borders, this one-bedroom purpose-built flat forms part of a contemporary development set on a bold corner plot. The property features a modern fitted kitchen, a separate living area, and an attractive white bathroom. A particular advantage is the allocated parking space, complemented by well-maintained shared lawns to the rear of the development. The location is well served by excellent transport links, with both Norwood Junction and Crystal Palace BR/Overground stations nearby, as well as local bus routes. A wide range of amenities can be found at the vibrant Crystal Palace Triangle and South Norwood High Street, while leisure opportunities abound at Norwood Lake, surrounding parkland, and the South Norwood Country Park. Early viewing is highly recommended.  
 Tenure: Leasehold - Lease Term: 99 years from 24th June 1988  
 Service Charge £2,764.31 per annum Ground Rent: £60.00 per annum - EPC Rating D - Croydon Council Tax Band B £1840.93

CONTACT

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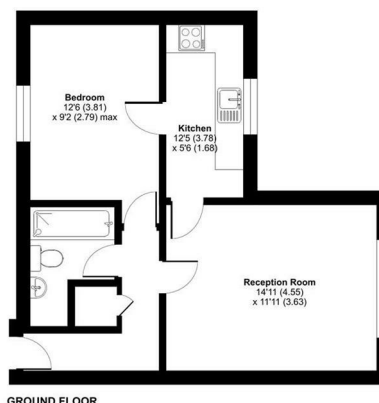
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Cypress Road, London, SE25  
 Approximate Area = 487 sq ft / 45.2 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Standard	Current	Standard
63	72	G	G

Energy Efficiency Rating: 63 (Current), 72 (Standard). Legend: A (92-101), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).  
 Environmental Impact (CO<sub>2</sub>) Rating: G (Current), G (Standard). Legend: A (1-10), B (11-20), C (21-30), D (31-40), E (41-50), F (51-60), G (61-70).