



1 Bed Apartment
located in South Norwood

£230,000

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
- Ideal location for amenities



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 vendor has also advised that the property will be sold with an extended lease, adding further peace of mind for prospective purchasers. 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



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Approximate Area = 487 sq ft / 45.2 sq m
For identification only - Not to scale



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|--------|---|--------|
| Current | Target | Current | Target |
| 63 | 72 | | |
| <p>EU Directive 2002/91/EC</p> <p>England & Wales</p> | | <p>EU Directive 2002/91/EC</p> <p>England & Wales</p> | |

Plan was produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Residential. ©northwoods 2025. Prepared for Home Connect - REF: 134706