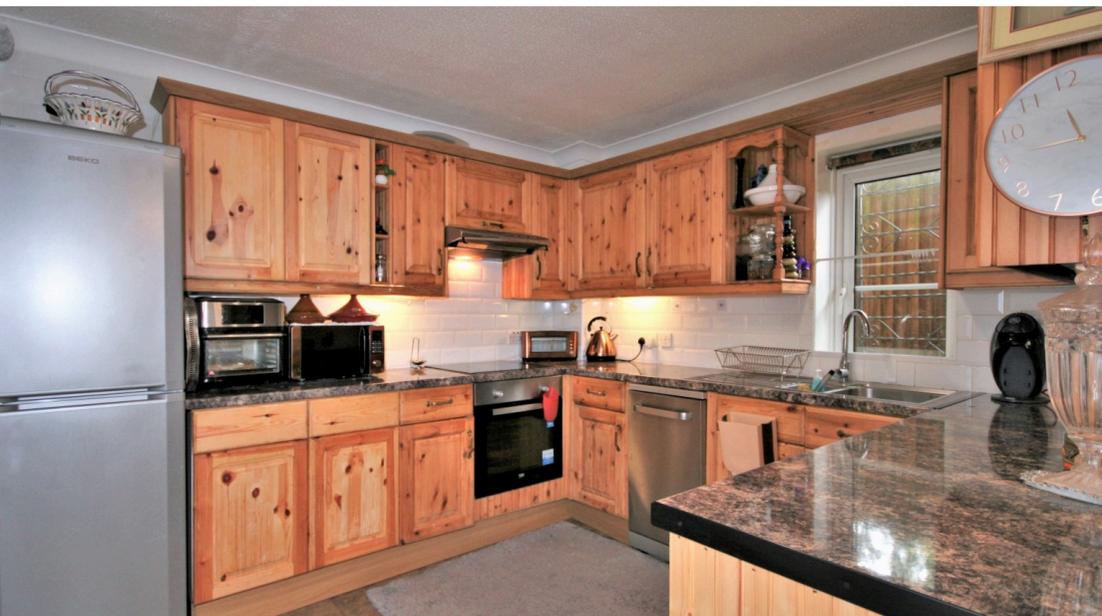




 2
Bedrooms

 1
Bathroom



TWO BEDROOMS & SECLUDED GARDEN

- Ground Floor Flat
- 2 bedrooms
- 1 bathroom
- 1 reception room
- Off-road Parking
- Wheelchair Access

- Tenure: Leasehold

- Full Double Glazing

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TWO BEDROOMS & SECLUDED GARDEN

This is a remarkable garden apartment, which has been upgraded to a high standard by the current owner. The property is situated in a quiet location in Sydenham and is nicely tucked away from the road with several railway stations and bus routes close by. Local shops and larger supermarkets are also within walking distance. The property is on the ground floor and briefly comprises: entrance hall; open-plan kitchen and living room with direct access to the communal gardens and your own private and secluded decked garden. There are two double bedrooms and a modern bathroom.

Recent upgrades include: ceramic tiled flooring throughout; a new pressurised hot water cylinder; balustraded decked garden, and all pipework has been boxed in to conceal the pipes. Features include; gas central heating, double-glazed windows and good storage facilities. There is also a communal laundry room with Miele washing machines and tumble dryers.

This cosy ground floor retirement apartment is situated in a modern residential development.

If you are looking for a superb place to live, which is on the ground floor of this conveniently located property, we recommend viewing at your earliest opportunity.

EPC: D

Council Tax: Band B

Floor area: 52m²

Lease: 152 years remaining

Service charge: £204pcm.

Entrance hall 4.86m x 0.96m (15.95ft x 3.16ft)

An inviting entrance hall with ceramic tiled flooring, white matt emulsion walls and ceiling and varnished timber doors to all rooms.

Kitchen 3.09m x 2.99m (10.15ft x 9.80ft)

The kitchen and the lounge together form a large open plan space measuring 6.22m x 3.31m (20.42ft x 10.87ft). This pine kitchen is spacious, warm and attractive, with wall and base units and a display cabinet, corniced ceiling, white bevel edged ceramic wall tiles and double-glazed window to the side. It's a practical kitchen with laminate granite effect worktops, stainless steel one and a half bowl sink and drainer with chrome mixer tap, integrated induction hob, electric oven and extractor hood, with space for a fridge freezer and dish washer. There are sufficient electrical points and ceramic tiled flooring.

Lounge 3.32m x 3.31m (10.90ft x 10.87ft)

Double-glazed French windows to the rear, ceramic tiled flooring, matt white emulsion walls and corniced ceiling, electrical points and ceramic tiled flooring.

Decked garden 4.21m x 3.02m (13.82ft x 9.89ft)

Now, here's a place to get some sun and fresh air! A recently built timber decked garden with timber balustrade and spindles. There's a gate opening out to the communal garden which also gives access to the vinyl shed close by. Our vendor uses a canopy to keep you dry when it's raining - good tip.

Master bedroom 4.40m x 2.97m (14.44ft x 9.74ft)

Double-glazed window to the rear, ceramic tiled flooring, matt white emulsion walls and corniced ceiling, electrical points and ceramic tiled flooring.

Bedroom two *3.10m x 2.83m (10.16ft x 9.28ft)*

Double-glazed window to the side, ceramic tiled flooring, matt white emulsion walls and corniced ceiling, and electrical points.

Bathroom *2.11m x 2.07m (6.92ft x 6.80ft)*

Richly appointed, this bathroom is of a high standard (in our opinion), starting with a laminate ceiling, white ceramic tiles with a mosaic trim, showering facilities over a white panelled bath with mixer taps, integrated washbasin with chrome mixer tap, and W.C. with concealed cistern. There's a full length mirror to the wall behind the door and a storage cupboard, housing the recently replaced pressurised hot water cylinder with space and plumbing for spare washing machine (there is a separate communal utility room with Miele washing machines and dryers included in the service charge).

