



Anerley park, SE20 | Guide Price £300,000

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In General

- One bedroom apartment
- Balcony
- Allocated parking
- Close to transport & amenities
- First floor
- No onward chain
- Nearby Crystal Palace Park

In Detail

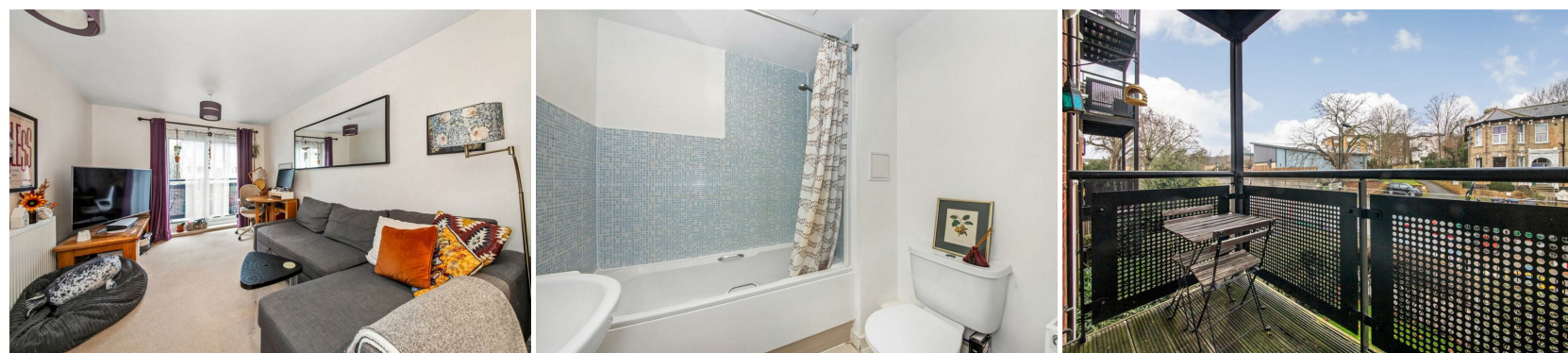
A well presented one bedroom first floor apartment positioned on a highly regarded road moments from Crystal Palace Park and a number of transport links.

This modern property is to be sold with no onward chain and benefits from allocated off street parking and a covered west-facing terrace off of the living space. The reception room extends to over 23ft and is socially open-plan to the kitchen with plenty of work and storage space. Further benefits include neutral décor, solid wood flooring, and ample fitted hallway storage. Externally there are well maintained communal grounds and allocated off street parking.

Anerley Park works well for access to Crystal Palace, Anerley and both Penge East / West rail stations. Nearby leisure and shopping amenities include central Crystal Palace, Anerley Parade and the High Street, whilst also just a short walk to 200 acres of parkland.

This low-rise development is popular with first time and investor buyers alike and would be an ideal opportunity for those seeking a new home to immediately enjoy.

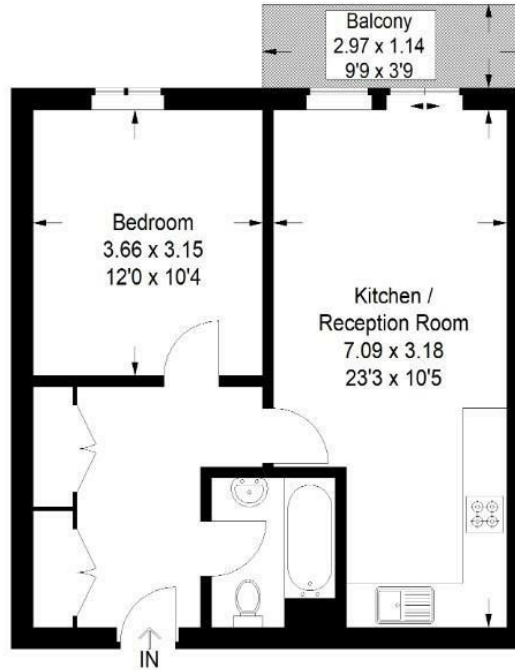
EPC: TBC | Council Tax Band: C | Lease: 137 Years remaining | SC: £1868pa | GR: £250pa | BI: TBC



Floorplan

Marshall Court, Anerley Park, SE20

Approximate Gross Internal Area
46.5 sq m / 501 sq ft



First Floor

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 These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale.
 Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C			
55-68) D			
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	