



1 Bed Flat - Purpose Built  
located in South Norwood

£160,000

Leasehold



Abbots Court Claret  
Gardens  
South Norwood  
London  
SE25 6RR



- **Ground-floor, one-bedroom flat**
- **Close to Norwood Junction**
- **Excellent transport links**
- **Near parks and shops**
- **No onward chain**
- **Ideal for first-time buyers**
- **Great rental opportunity**

Situated in Claret Gardens, London, this charming ground-floor, one-bedroom purpose-built flat spans an inviting 495 square feet. Its prime location offers exceptional convenience, being just a stone's throw from Norwood Junction Railway and Overground Station. This ensures excellent transport links into central London and beyond, making it an ideal choice for commuters.

The property is surrounded by a wealth of local parks, shops, and amenities, providing a vibrant community atmosphere. Additionally, convenient bus routes further enhance accessibility, ensuring that everything you need is within easy reach.

Offered with no onward chain, this flat presents a fantastic opportunity for first-time buyers eager to make their mark on the property ladder. It is equally appealing to investors in search of a straightforward rental opportunity, given its prime location and desirable features.

**Entrance**

Communal entrance. Entry phone system. Laminate wood flooring. Airing cupboard.

**Entrance hall**

Front Door. Entry phone handset. Radiator.

**Reception room**

17'6 x 10'8  
UPVC double glazed window to front. Radiator. Carpet as laid.

**Kitchen**

10'8 x 7'0  
UPVC double glazed window to side. Wall mounted boiler. Wood flooring. Range of wall and base units with work surfaces over. Space for fridge/freezer and washing machine. Stainless steel single drainer sink unit with mixer tap.

**Bedroom**

11'8 x 9'5  
UPVC double glazed window to front. Radiator. Fitted wardrobes. Carpet as laid.

**Bathroom**

Extractor fan. Panelled bath with mixer tap. Pedestal wash hand basin. Low level WC. Vinyl flooring.

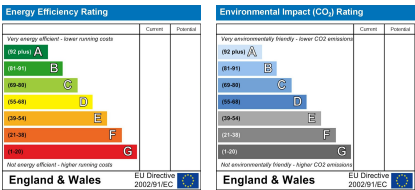
**Parking**

Allocated parking with CCTV.

**Tenure**

"We are advised by the vendor(s) that the lease has 56 years remaining, Ground rent £70.00pa and Service Charge £1200pa." (Awaiting verification)"

**Authority**



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