



**1 Bed  
Apartment -  
Purpose Built  
Sunny Bank**

Offers in the region of  
£115,000  
Leasehold

- Purpose Built Retirement flat
- Must be over 55 years old and over
- Awaiting probate
- First floor facing the gardens to the rear
- Entry phone system
- No chain involved
- Contemporary refitted kitchen
- Impressive refitted tiled bathroom
- Lift, Residents Lounge & Other facilities
- Personal Alarm system in the flat itself



Sunny Bank  
South Norwood  
London  
SE25 4TZ

aged 55 years and over. The flat benefits from a contemporary refitted kitchen and a stylish, fully tiled bathroom finished to a high standard. General facilities include a lift, residents lounge and a laundry room besides an entry phone system; each individual flat benefits from it's own personal alarm system for added peace of mind. One of the outstanding features is the property has an exceptionally long lease being in excess of 900 years – a rare advantage in retirement living. Offered with no onward chain and we hold keys. The development is placed for the amenities of South Norwood High Street, with it's eclectic mix of shops and cafés and in terms of transport, there are local bus routes, the tram link at Harrington Road and Norwood Junction BR/Overground Station with its frequent services to London. Early viewing is strongly advised. Tenure: Leasehold Lease term: 990 years from 24th June 1987 Service charge 2025/26: £261.20 per month EPC Rating: C - Croydon Council Tax Band: B | Communal parking first come, first serve Ground Rent: £50 for each year for the first 33 years of the term & annual rent of £150 for the 2nd 33 years of the term and thereafter an annual rent of £300 for each year of the term (however the vendor is still currently paying £50 per year ground rent).

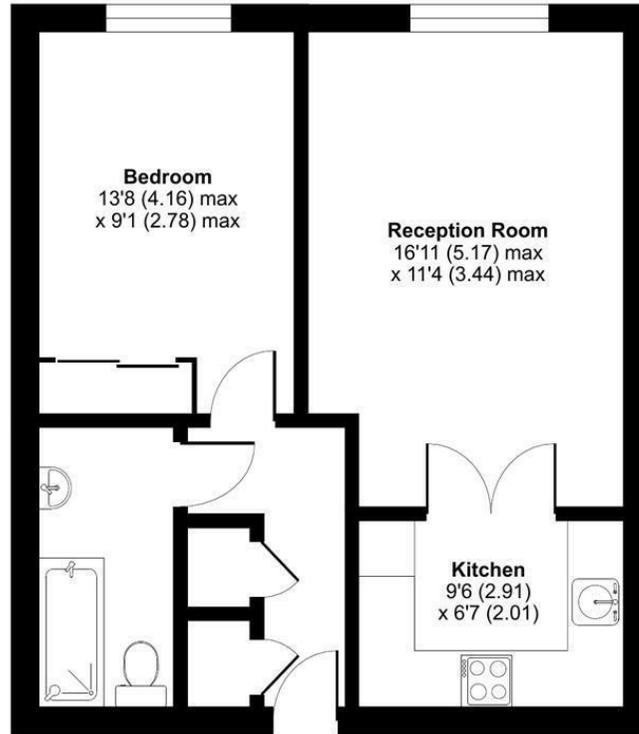




# Sunny Bank, London, SE25

Approximate Area = 507 sq ft / 47.1 sq m

For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlshecom 2025. Produced for Home Castle. REF: 1310012

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		79	81
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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