



1 bed retirement property to buy in SE25

Sunny Bank, London, SE25 4TZ

£50,000 Starting Bid

H x1 D x1 C x1

Tenure

Leasehold

Allocated parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ NO ONWARD CHAIN
- ✓ LARGE LOUNGE/KITCHEN
- ✓ DOUBLE BEDROOM
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

Arrange a viewing

Vinny Dadhria
Branch Manager
London Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

This delightful one-bedroom retirement flat, available to cash purchasers aged 55 and over, offers an excellent opportunity to create a lovely home tailored to your own taste and style. The property benefits from a spacious kitchen/diner, a separate double bedroom and a modern-style shower room, while requiring some refurbishment to realise its full potential.

Situated in the heart of South Norwood, the property enjoys a convenient and well-connected location popular with those seeking a friendly community atmosphere and excellent transport links. Norwood Junction Station provides fast and direct services into central London, with London Bridge reachable in as little as 12 minutes. The area is also well served by regular bus routes, making local travel simple and convenient.

South Norwood offers a wide range of everyday amenities including supermarkets, cafés, restaurants, independent shops and healthcare facilities, together with nearby parks and green spaces such as South Norwood Country Park and the popular Lakes area. The High Street and surrounding roads provide an excellent selection of local shops and services, all within easy reach of the property.

NOT SUITABLE FOR BUY TO LET

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 60

Annual Service Charge Amount: £3,135.00

Price: Starting Bid £50,000

Property Type: Retirement property

Parking: Allocated

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: Yes

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Top Floor

Approx. 43.4 sq. metres (466.9 sq. feet)



Total area: approx. 43.4 sq. metres (466.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Contact your local branch today for more information on this property:

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