

Sunny Bank, London, SE25 4TZ



## Flat - Purpose Built

- Purpose Built Second Floor One Bedroom Retirement Flat
- Refitted Bathroom
- Double Glazing
- Lift, Residents Lounge & Other Facilities
- Personal Alarm To The Flat Itself
- In Our Opinion Good Sized Living Room
- Refitted Kitchen
- Electric Heating
- Entry Phone System
- Leaseholders Must Be 55 Years Old & Over

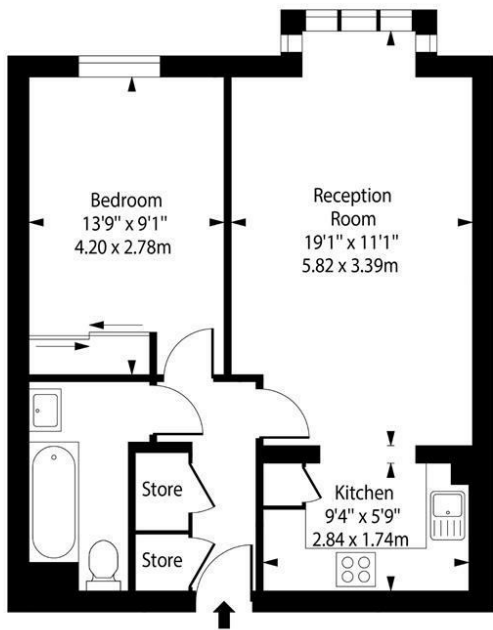
# Sunny Bank, London, SE25 4TZ

This contemporary purpose built, second-floor, one-bedroom retirement flat, located in the sought-after Catalina Court development in Sunny Bank, offers a comfortable and secure environment for owners aged 55 and over. These properties cannot be rented out and no pets are allowed. The flat is presented in excellent decorative order and benefits from a refitted kitchen and a refitted bathroom, as well as replaced flooring. Modern features include double glazing and an entry phone security system along with a personal alarm for added peace of mind. The development is equipped with a lift that serves all levels making access convenient for residents. Shared amenities include a spacious residents lounge and a laundry room. Outside the communal gardens have a seating area and provide a pleasant space to enjoy fresh air, relaxation and conversation with other residents. In our opinion the location is ideal with South Norwood high street being nearby, offering an eclectic mix of shops and cafes. Transport is provided by local bus routes, the tram link at Harrington Road and Norwood Junction BR/Overground Station with its frequent services to London.

Tenure: Leasehold | Lease term: 99 Years From 24th June 1987 | Service charge: £274.44 per month | Ground Rent: £50.00 pa (rising to £300.00) | EPC Rating: C - Croydon Council Tax Band: B - £1,840.93 | | Water meter at property | Communal parking first come, first serve

We carry out best endeavours to make our marketing material accurate and reliable, however they do not form part of any contract and is not to be relied upon. Council tax and, where applicable, lease information, service charges and ground rent are given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.  
For broadband and mobile phone coverage at the property in question please visit: <https://checker.ofcom.org.uk/>


## Second Floor



Total Internal Area  
46.45 sq.m (500 sq. ft.)

FOR ILLUSTRATIVE PURPOSES ONLY

Whilst every attempt has been made to ensure the accuracy of this floor plan contained here, we cannot take any responsibility for any errors

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		78
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		



Whilst you are at liberty to use any firm of solicitors of your choice, Homecastle can, if requested, recommend solicitors.

If you choose Cook Taylor Woodhouse solicitors from our list, Homecastle will receive a £150 referral voucher.

If you require clarification on any point please contact us particularly if travelling some distance to view. All services appliances, fittings and central heating etc (if applicable) have not been tested by our company. Measurements are taken by laser tape to the widest point of the room, are approximate and may be subject to a margin of error. Lease, ground rent, maintenance and garden details (if applicable) cannot at present be relied upon as being correct. We are awaiting clarification from the vendor's solicitors. The description of this property is only the opinion of our Company.