

Sunny Bank, London, SE25 4TZ



Offers In The Region Of £112,000



Flat - Purpose Built

- Purpose Built Retirement Flat
- Awaiting Probate
- Contemporary Refitted Kitchen
- Lift, Residents Lounge & Other Facilities
- Personal Alarm System In The Flat Itself

- LEASEHOLDERS MUST BE 55 YEARS OF AGE OR OVER
- First Floor Facing The Gardens To The Rear
- Impressive Refitted Tiled Bathroom
- Entry Phone Security System
- No Chain & We Hold Keys

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AWAITING PROBATE - A well-presented first floor retirement flat, ideally positioned facing the peaceful shared gardens to the rear. The development is exclusively for leaseholders 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 its 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 its 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

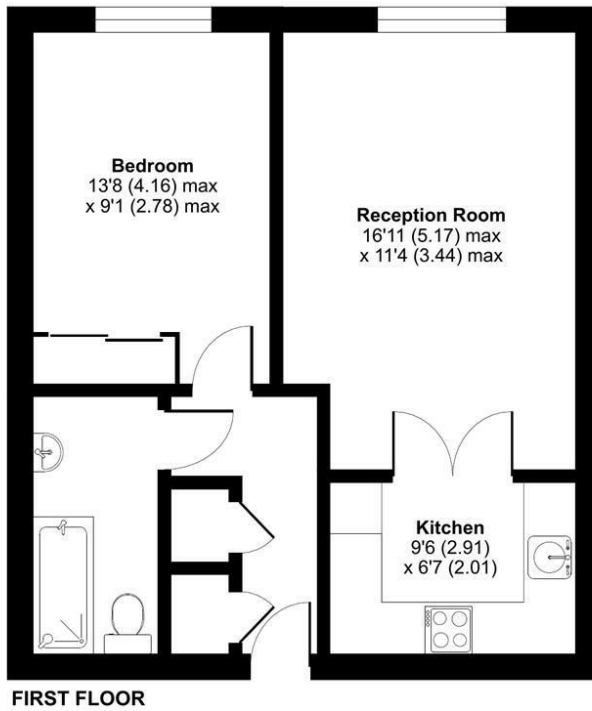
Ground Rent: £50 for each year for the first 33 years of the term & annual rent of £150 for the 2nd 33 years of the term and thereafter an annual rent of £300 for each year of the term (however the vendor is still currently paying £50 per year ground rent).

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>

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Approximate Area = 507 sq ft / 47.1 sq m
For identification only - Not to scale



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	81
(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		



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.