



Apple Yard, SE20
Guide Price £400,000-£425,000

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In general

- Fourth floor apartment
- Secure building
- Allocated parking
- 20ft Kitchen / diner
- Two double bedrooms
- Balcony
- Contemporary development
- Quiet location

In detail

A contemporary fourth floor purpose built apartment forming a sought after executive development nearby multiple transport links in Anerley.

The property was build completed approximately four years ago and offers a fresh, inviting, and immediately enjoyable new home. The accommodation is neutrally decorated throughout and comprises of a 20ft kitchen / diner with white high gloss units and integrated appliances - ideal for separate sociable dining. The living space is a comfortable and cosy retreat leading to a generous balcony overlooking communal grounds, whilst both bedrooms are of double proportion with large windows allowing for plenty of natural light. Further benefits include a modern bathroom with a heated towel rail, ample fitted storage, and the remaining new homes warrantee. Externally there is allocated off street parking.

Apple Yard is a quiet location but offers near immediate access to Anerley rail and bus links, also Penge East and West stations, and Crystal Palace Park.

EPC: B | Council Tax Band: C | Lease: 241 years remaining | SC: £279.64 PM | GR: N/A | BI: TBC



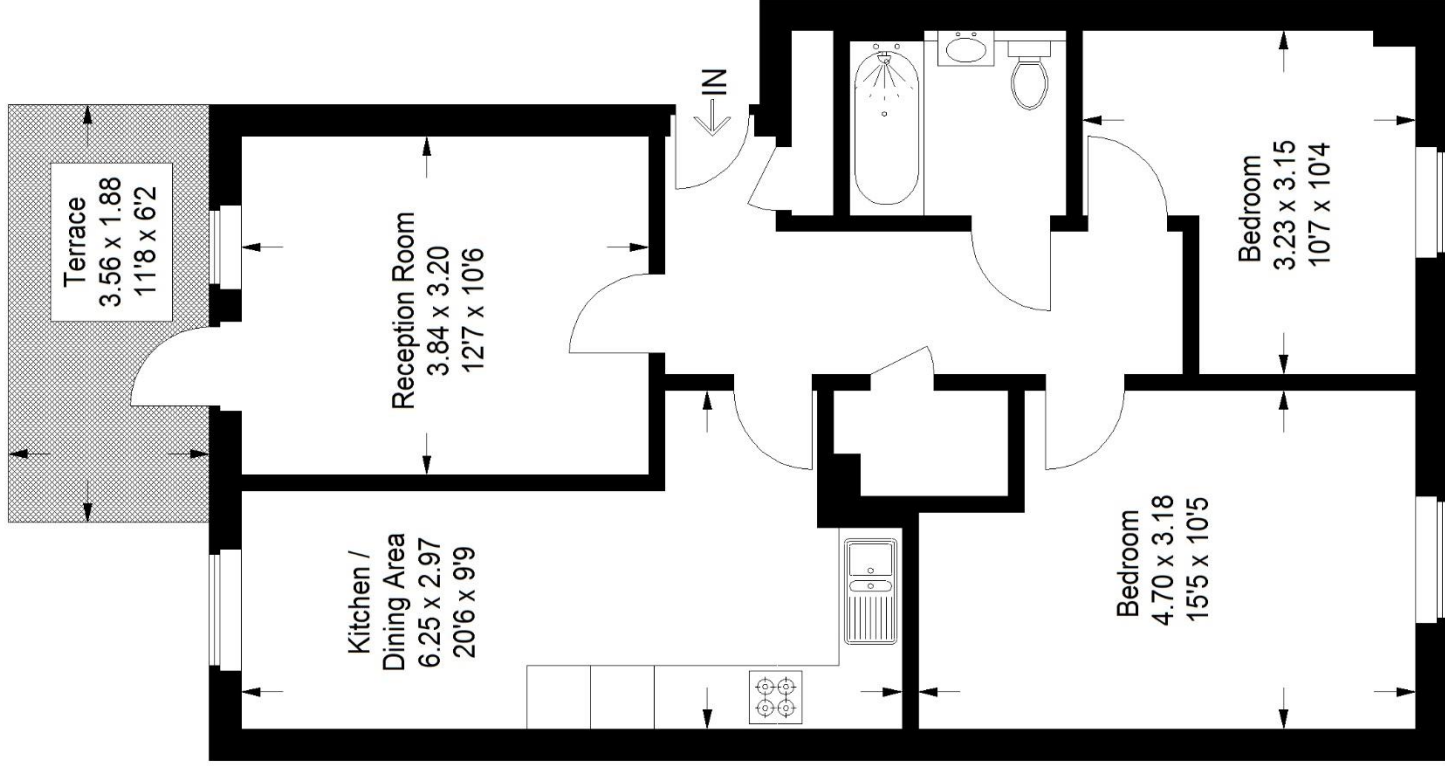
Floorplan



Lambourne House, SE20

Approximate Gross Internal Area

68.4 sq m / 736 sq ft



Fourth Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	96 B	96 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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