



## Capel Court, Melvin Road, Penge

Price Guide £340,000



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## Property Summary

GUIDE PRICE £340,000 - £350,000

Property World is delighted to present this beautifully refurbished, ground floor, two bedroom purpose built flat in Capel Court, Melvin Road, Penge. Situated in a sought after road in an attractive low-rise building, this stylish home has been tastefully updated throughout, offering modern living with a touch of elegance.

The property features a modern, fully fitted kitchen with sleek light grey units, dark grey worktops, and integrated appliances, including a gas hob and electric oven. The reception room is a real standout, measuring over 19 feet by almost 13 feet, providing ample space for both a comfortable seating area and a dining space, making it ideal for entertaining. Both bedrooms are doubles (although the principal is larger) offering versatility for families, sharers, or anyone in need of a guest room or home office. The stylish bathroom has been thoughtfully designed, completing the high-quality interior of this fabulous flat.

To the rear of the building are well-maintained communal gardens, offering a tranquil retreat in the heart of this vibrant area. The property benefits from a long lease and low service charges, making it a perfect purchase for first-time buyers or those looking to take their first step onto the property ladder. The flat also comes with off street parking.

The property is within easy reach of an excellent range of amenities, including shops, cafes, restaurants, and outstanding transport links to Central London (Penge East and Penge West stations are close by) and beyond. Crystal Palace Park is also a short walk away, whilst Crystal Palace and Beckenham centres can be reached easily offering even more dining and entertainment options.

This is the perfect ideal buy – contact Propertyworld to find out more.

Penge Sales

020 8659 1005

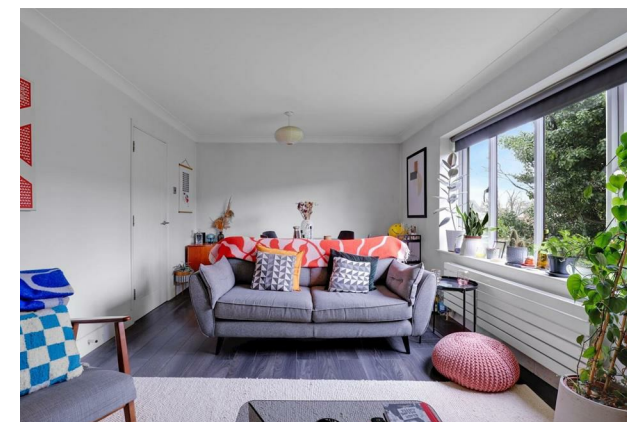
[www.propertyworlduk.net](http://www.propertyworlduk.net)

## Property Summary

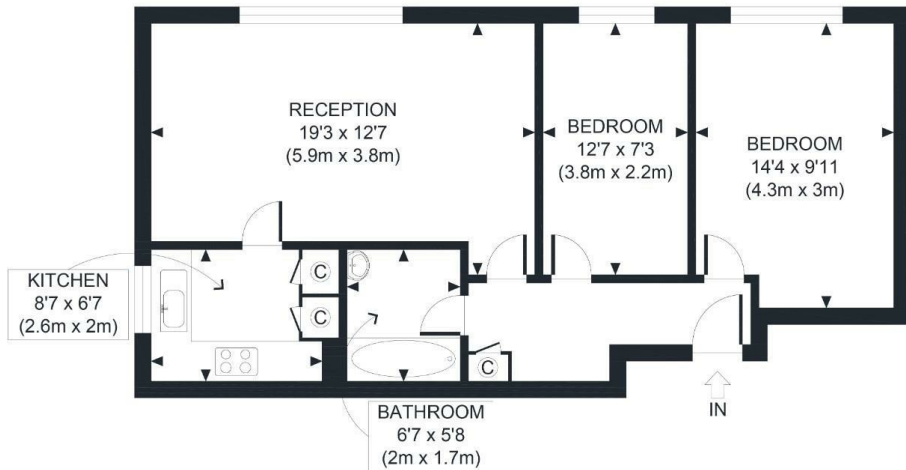
- Ground floor two bedroom flat
- Completely refurbished by the current owners
- Huge 19ft plus reception room
- Full of natural light
- Stylishly upgraded with high spec finish
- Contemporary fitted kitchen
- Stunning bathroom suite
- Communal garden and off street parking
- Council Tax Band
- EPC Rating C

## Our Vendor Loves...

"We have loved living at Capel Court, it is very quiet with friendly neighbours. The surrounding areas of Penge and Crystal Palace are lovely, with Crystal Palace park having lots going on too. It is perfectly placed for great transport links into central London both day and night, with Overground, National Rail and Night bus services all nearby".







GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 628 SQ FT



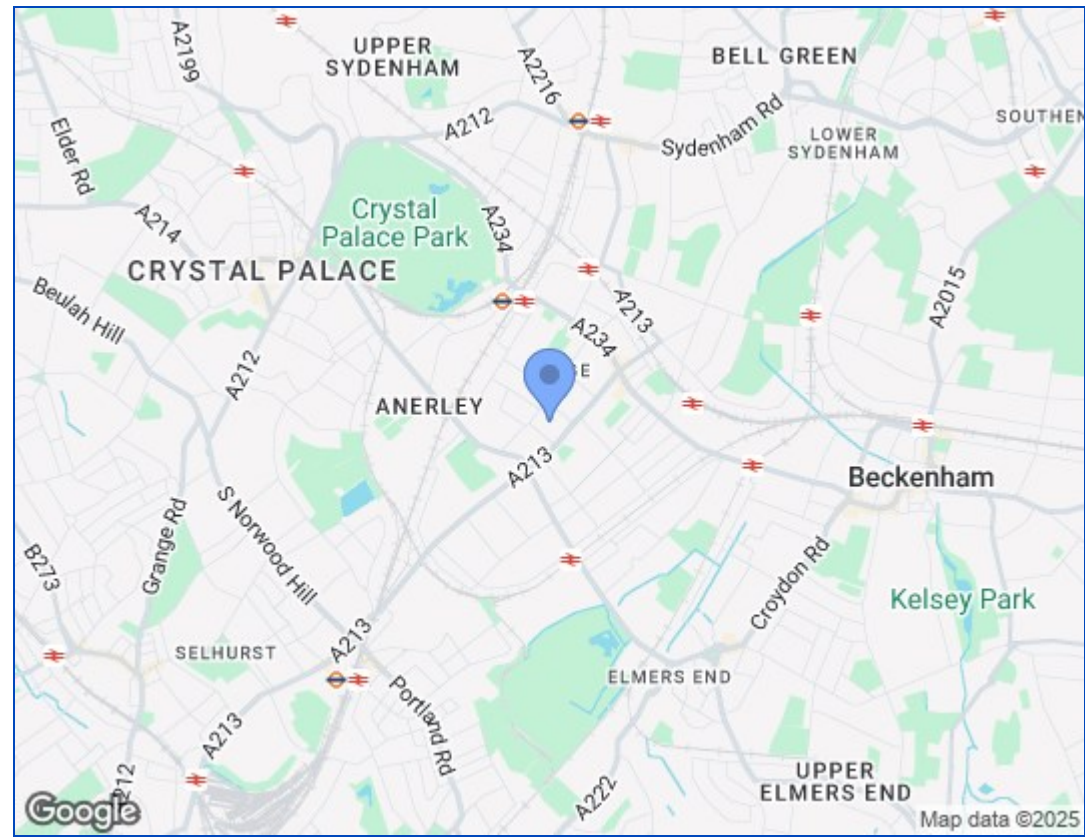
**APPROX. GROSS INTERNAL FLOOR AREA 628 SQ FT / 58 SQM**

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

Capel Court

date 19/12/24

photoplan



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 73                      | 76        |
| (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 |           |

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