

HUNTERS®

HERE TO GET *you* THERE

Ian Court, London, SE23

Guide Price £275,000 to £325,000

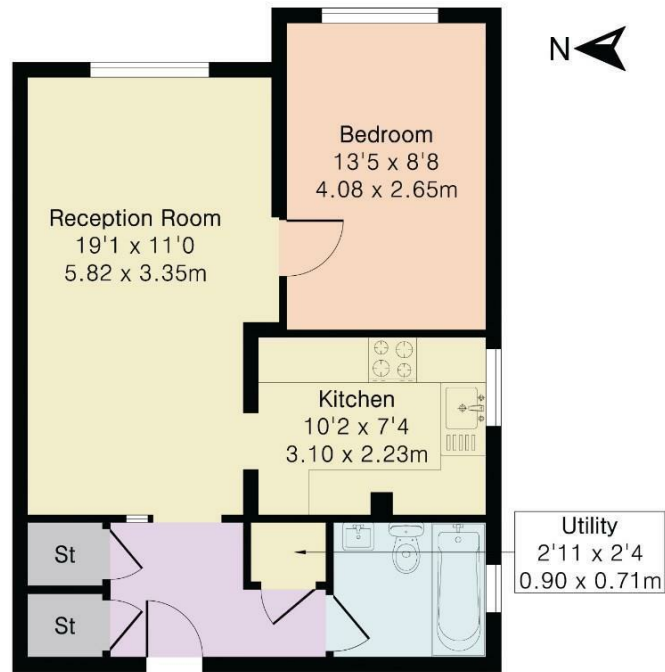
Property Images



Property Images



Approximate Gross Internal Area 527 sq ft - 49 sq m

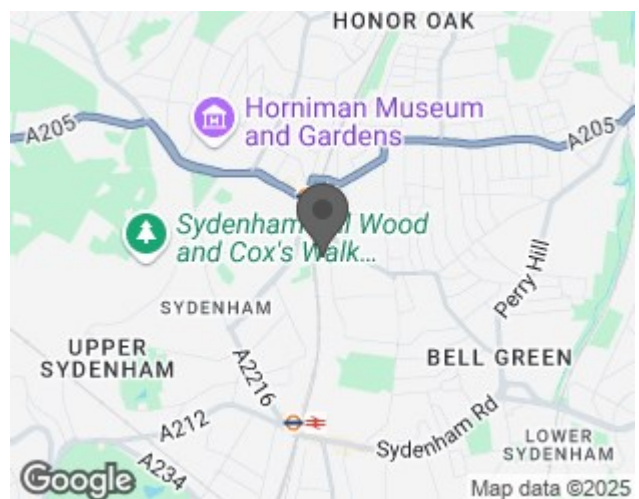


Ground Floor

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	75
(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		

Map



Details

Type: Flat - Purpose Built Beds: 1 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

Summary

Guide price £275,000 to £300,000. Offering over 520 sq ft of living space, offered CHAIN FREE, ground floor of building, well-kept communal areas and gardens, approximately 0.2 miles to Forest Hill station and town centre, built in storage cupboards, windows in all rooms...

Features

• CHAIN FREE • Guide price £275,000 to £300,000 • Multiple built in storage cupboards • Healthy reserve fund for the building - 2022/2023 accounts show circa £107,000 • Communal grounds • Off street parking • Approximately 0.2 miles to Forest Hill station and town • Feature window in lounge - Almost the height and width of the room • Lounge over 19 ft in length • Over 520 sqft of living space

Guide Price £275,000 to £300,000

THE PROPERTY:

Positioned on the ground floor, this one double bedroom flat offers approximately 527 sq ft of living space, off street parking and a location which is great for the transport and amenities available in Forest Hill town centre.

Ian Court, located approximately 0.2 miles from Forest Hill town centre, is a well-kept purpose-built block set back from the road with mature, well-presented communal gardens. There are gardens to the front of the development which create a welcoming entrance whilst additional gardens in the development are ideal for BBQs and socialising outdoors.

Spanning over 19ft in length, the lounge features a window which is almost the same height and width of the room allowing natural light to flood in.

The property has multiple storage cupboards which is extremely practical and uncommon in many properties.

The block is well presented, and the management company reported a healthy reserve fund of circa £107,000 in financial year 2022 to 2023. This offers buyers confidence there is a healthy fund for costs associated with management / maintenance of the building. Not all blocks offer a reserve fund which we expect is an appealing feature for many buyers.

The property has been owned by the sellers since 2014, and they have made some significant upgrades during this time including:

- Installation of a Positive Input Ventilation unit - A Positive Input Ventilation (PIV) unit is a ventilation system that actively introduces fresh, filtered air into a property, displacing stale air and reducing humidity
- Upgraded front door to comply with regulations
- Recent redecorated with carpet replaced in bedroom (prior to being marketed for sale)

It's also pertinent for buyers to be aware the owners have the boiler serviced annually. Records of this can be made available during the conveyancing process.

TRANSPORT:

Forest Hill is the closest train station and offers some of the following travel times to central London:

London Bridge in approximately 17 minutes.

Canary Wharf in approximately 23 minutes.

Shoreditch High Street in approximately 24 minutes.

Liverpool Street in approximately 29 minutes.

Victoria station in approximately 40 minutes.

LOCAL RECREATION:

Mayow Park is located along Mayow Road in proximity to the property. It's well known for its café as well as a bowling green, outdoor gym, water feature, nature reserve, tennis courts, cricket pitch and meadow area to name a few highlights.

Off the high street in Forest Hill town centre, you'll find Forest Hill pools and library both of which have undergone refurbishment. Forest Hill pools are known for the swimming pool facilities but is also a local leisure centre with a gym and fitness classes.

The Horniman Museum and Gardens is a well-known local point of interest and can be found just beyond the town centre. It's recognized as popular family entertainment venue and has been featured in "Time Out". With regular events, such as a farmer's market, live music and seasonal festivals to name a few, there is always something to enjoy at the Horniman.

You can read more about the Horniman museum and gardens here:

<http://www.horniman.ac.uk/>

Blythe Hill Fields is also located into local area and offers recreational facilities such as the "Trim trails" which is an exercise trail. It also hosts local events where the residents of SE23 get to know each other better and enjoy the community spirit. You may look up details about Blythe Hill Fields on their website:

<http://www.blythehillfields.org.uk/index.htm>

Please contact Hunters on 0203 0034089 to obtain more information and book a viewing.

Verified Material Information:

Council tax band: B

Tenure: Leasehold

Lease length: 87 years remaining (142 years from 1970)

Ground rent: £250 pa

Service charge: £857 pa

Lease restrictions: No trade, manufacture or business, but only residential. Not assign or under let any part (as distinct from whole) or to assign or under let for a term exceeding one year the whole of the demised premises without first obtaining direct covenant between assigned and Lessor and managers

Property type: Flat

Property construction: Standard undefined construction

Energy Performance rating: C

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: None

Broadband: ADSL copper wire

Mobile coverage: O2 - Great, Vodafone - Good, Three - Good, EE - Great

Parking: Communal and Off Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: Level access and Lateral living

Coal mining area: No

Non-coal mining area: No

Loft access: No

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.