



## 1 bed flat to buy in SE28

Tawney Road, London, ., SE28 8DS

**£135,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

Residents parking

## Property features

- ✓ ONE BEDROOM FLAT LEASEHOLD
- ✓ IDEAL INVESTMENT PROPERTY OR FIRST TIME BUYER
- ✓ GROUND RENT £10 per year  
SERVICE CHARGE (includes insurance) £169.58 from April 1st
- ✓ PERMIT PARKING
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

One bedroom flat, perfectly situated in the sought-after Raymond Postgate Court, London. Guide Price £175,000 to £185,000

This property presents an ideal opportunity for a first-time buyer looking to step onto the property ladder or a savvy investor seeking a valuable addition to their portfolio. With its prime location this flat promises both comfort and convenience.

The accommodation comprises a well-proportioned bedroom, a modern bathroom, and a welcoming reception room, providing ample space for relaxation and everyday living. The layout is thoughtfully designed to maximise natural light and create an inviting atmosphere throughout.

One of the standout benefits of this property is its affordability and low running costs. The ground rent is exceptionally low at just £10 per year, making it a very attractive proposition. The service charge is £175.30 per month, covering essential maintenance and communal services, ensuring a hassle-free lifestyle. The property also benefits from permit parking, a significant advantage in London, offering peace of mind for vehicle owners.

Location is key, and Raymond Postgate Court excels in this regard. Residents will appreciate being close to a wide array of local amenities, including shops, supermarkets, cafes, and restaurants, catering to all daily needs. Families will find the proximity to reputable schools particularly appealing, making the morning routine much simpler. Excellent transport links are also within easy reach, providing convenient access to central London and beyond, perfect for commuters.

This leasehold property comes with a substantial lease remaining, with 89 years left, offering long-term security for the new owner. The Energy Performance Certificate (EPC) rating of C indicates good energy efficiency, which can contribute to lower utility bills. Furthermore, the property falls under Council Tax Band A, one of the lowest bands, adding to its overall affordability.

Whether you are a first-time buyer eager to own your own home or an investor looking for a reliable rental property with strong potential, this one bedroom flat in Raymond Postgate Court is an opportunity not to be missed. Its combination of location, features, and attractive costs makes it a highly desirable option in the current market. Early to fully appreciate all that this charming flat has to offer.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 88

Annual Ground Rent Amount: £10.00

Annual Service Charge Amount: £2,035.00

Price: Starting Bid £135,000

Property Type: Flat

Parking: Residents

Year built: 1968

Construction materials: Insulated concrete framework

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

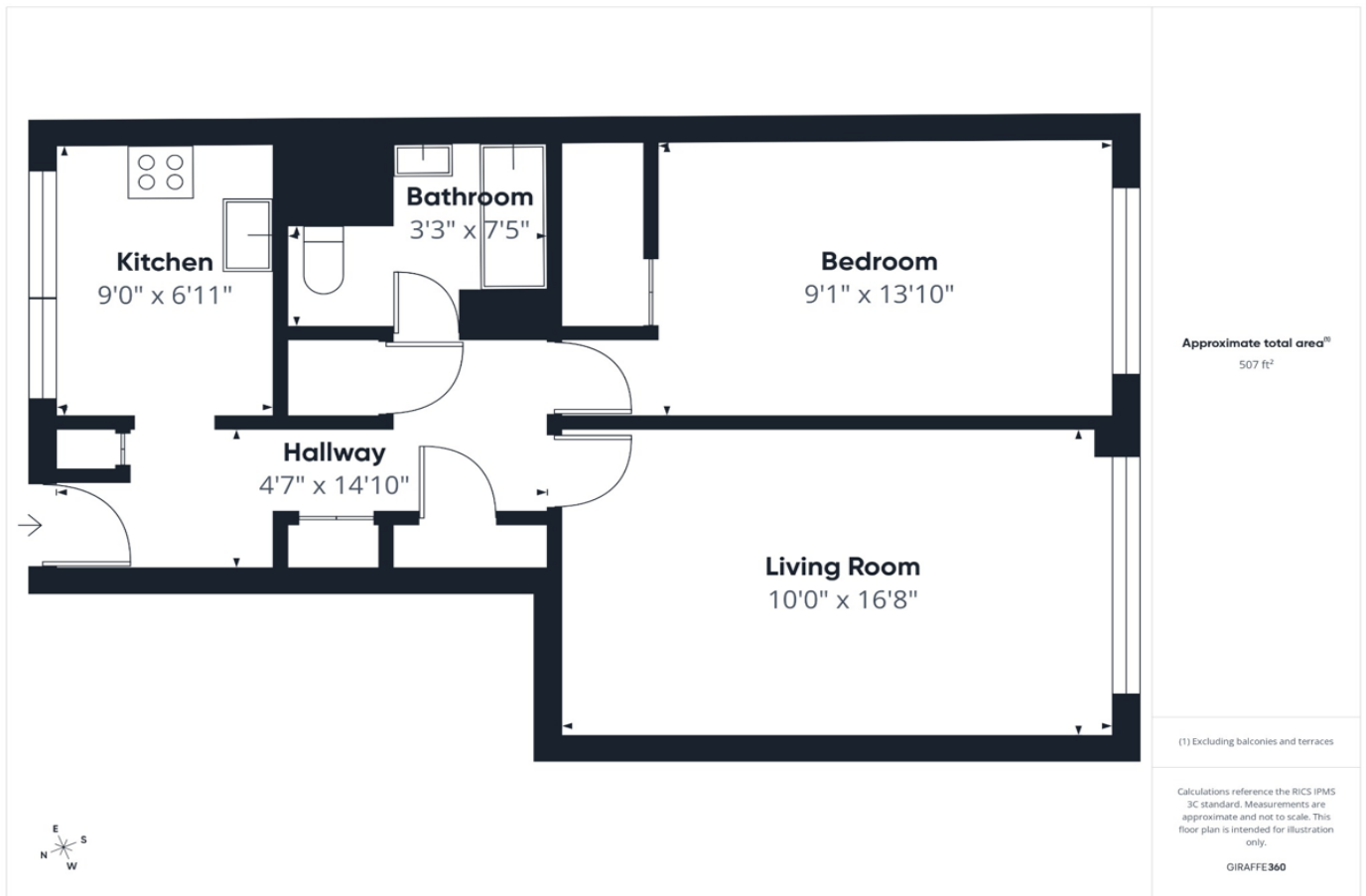
Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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