



Maroons Way | Catford, London, SE6 3QX



Asking Price: £230,000

Leasehold

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## Maroons Way, Catford

A light and airy purpose built top floor flat, situated at St Anne's court comprising double bedroom, spacious reception room, modern kitchen and bathroom. Additional benefits include secure entry system, communal gardens, off-street parking, and no onward chain. The vendor is in the process of extending the lease.

### Property Features

- Council Tax: B
- EPC Rating: D
- Top Floor Flat
- One Double Bedroom
- Off-Street Parking
- No Onward Chain
- Good Condition



## Interior

**Hall** Storage cupboard, loft hatch.

**Lounge** 2.82m x 4.27m (9'3" x 14') Double glazed windows to front and side, electric heater, fitted carpet.

**Kitchen** 2.24m x 2.51m (7'4" x 8'3") Double glazed window to side, range of wall and base units with work surface over, stainless steel sink with mixer tap, space for fridge, space and plumbing for washing machine, vinyl floor.

**Bedroom 1** 3.76m x 2.6m (12'4" x 8'6") Double glazed window to rear, fitted wardrobe, electric heater, fitted carpet.

**Bathroom** 1.9m x 1.96m (6'3" x 6'5") Double glazed window to side, panel enclosed bath with mixer tap, electric shower, pedestal wash hand basin, low level W.C., extractor fan, tiled floor.

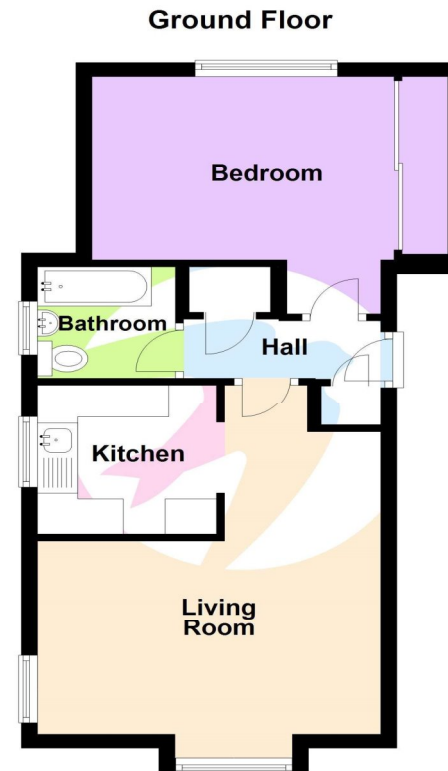
## Leasehold Information

Time remaining on lease: Approx. 66 years and 7 months

Ground Rent: N/A\*

Service Charge: £1820.64 pa\*

\*(To be verified by vendors solicitors)



This floor plan is for illustrative purposes only. It is not drawn to scale. Measurements are approximate.  
Plan produced using PlanUp.





## Property Location

Maroons Way, Catford, London, SE6 3QX



## Location

Catford is growing in popularity among commuters as journeys from its two mainline stations can take as little as 10 minutes to Central London.

The Broadway Theatre is an impressive Art Deco building, with a regular programme of shows and events. Catford's other premium attraction is Mountsfield Park – one of London's best open spaces and home of the annual People's Day. Catford's Black Cat sculpture remains a well-loved landmark.

## Additional Information

Local Authority: London Borough of Lewisham

Council Tax: Band B (£1,498 pa)

**FOR MORE INFORMATION  
CONTACT US TODAY.**

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