



## Ranyard Court, London, SE11

£450,000 *Leasehold*



A wonderful one-bedroom flat situated on the first floor of a modern block with a private balcony near to Kennington Park. EPC rating B

### KEY FEATURES

- Fantastic location
- Bike storage
- Great transport links
- Good condition



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## DESCRIPTION

Upon entering the property on the first floor, you're welcomed by a spacious hallway. The flat comprises a bright and modern open-plan kitchen/living area, a generous double bedroom, and a well-appointed bathroom.

To the left of the entrance is the bedroom, a well-sized space with ample room for a double bed, bedside tables, a chest of drawers, and a desk. The room also benefits from built-in storage, making it both practical and comfortable.

Off the hallway, you'll also find a useful utility cupboard housing the washing machine and offering additional storage.

The bathroom has been finished to a good standard and includes a shower over the bath, a sink, W/C, and a heated towel rail.

At the end of the hallway is the spacious open-plan kitchen/living room, which enjoys an abundance of natural light. The kitchen area is positioned at the rear of the space and features generous worktop surfaces, ample storage, an integrated oven with electric hob, and a built in fridge freezer.

The living area comfortably accommodates a large sofa, coffee table, and other freestanding furniture, with plenty of room remaining for a dining table and chairs, perfect for entertaining or relaxing.







## MATERIAL INFO

**Tenure:** Leasehold

**Term:** 125 years from 3 November 2016 (115 year and 9 months)

**Service Charge:** £3,030 per annum

**Ground Rent:** £100 per annum (increasing in 2041 to £250 per annum)

**Local Authority:** Lambeth

**Council Tax Band:** D

**EPC rating:** B

## PARKING

Unable to apply for a parking permit through the Lambeth council

## UTILITIES

Electricity – mains connected

Water – mains connected

Heating – tbc

Sewerage – mains connected

Broadband – Ultrafast broadband

## LOCATION

Ranyard Court is ideally located between St Agnes Place and Kennington Park, offering excellent access to a wide range of transport links and local amenities right on your doorstep.

## DIRECTIONS

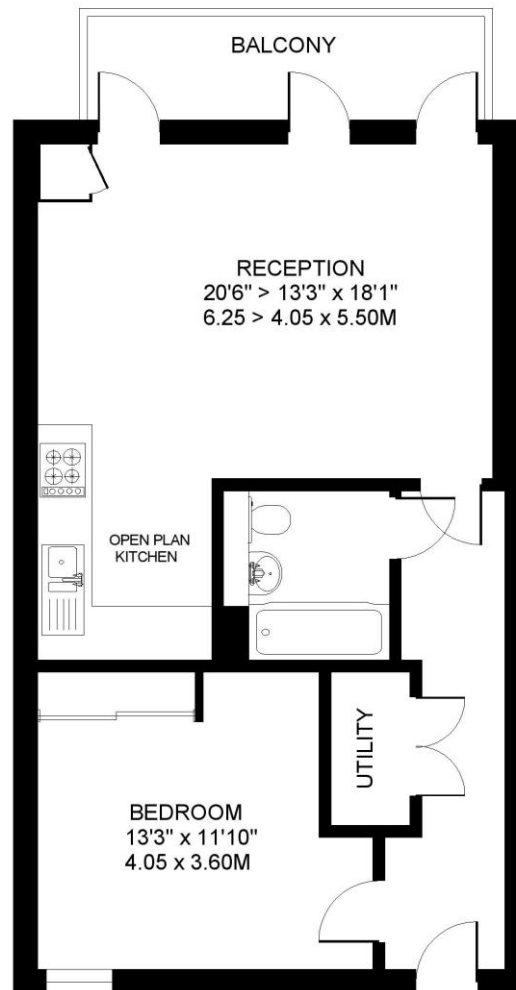
Oval Underground station (Northern Line) is 0.3 miles away approximately a 6-minute walk, Kennington Underground station (Northern Line) is 0.6 miles away approximately a 14-minute walk, Vauxhall station overground, and underground (Victoria Line) station is 0.9 miles away approximately a 22-minute walk. There are also frequent bus services along Camberwell New Road and Brixton Road.

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

RANYARD COURT SE11  
1 BEDROOM FLAT

Approximate gross floor area  
598 SQ.FT / 55.5 SQ.M.



FIRST FLOOR

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