



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

TAX BAND: B

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



**£235,000** Lodge Lane, Croydon, CR0 0QB



We would like to welcome to the market this well kept two bedroom ground floor flat which internally benefits from a fitted kitchen and bathroom, living room measuring 16'7 x 11'7, private balcony area, double glazed windows and gas central heating via radiators. This property is conveniently located for the Tramlink with its quick route to East Croydon, frequent bus services to surrounding areas, Lidl supermarket and Central parade with its amenities. Leasehold 89 years remaining/ EPC on order/ Croydon council tax band B/ Service charges £550 PA/ Ground rent £10 PA.

VIEWING NOTES:

Entrance Hall

Kitchen

6'11 x 9'1 (2.11m x 2.77m)

Living Room

16'7 x 11'7 (5.05m x 3.53m)

Bedroom

11'6 x 11'6 (3.51m x 3.51m)

Bedroom

8'0 x 12'3 (2.44m x 3.73m)

Bathroom

Balcony

Communal grounds

