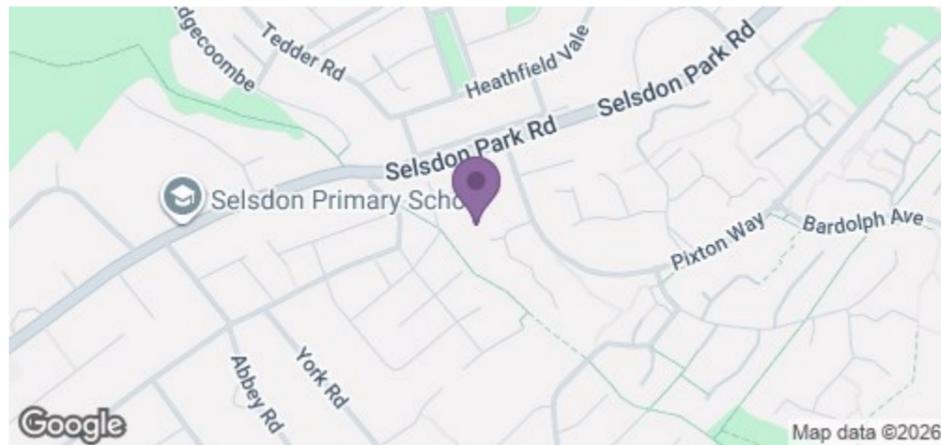


Approximate total area<sup>(1)</sup>  
 444 ft<sup>2</sup>  
 41.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		71	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

TAX BAND: D

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

**£210,000** Ladygrove, Croydon, CR0 9LT

This top floor one bedroom flat offers an excellent opportunity for those looking to enter the property market or for anyone seeking a low-maintenance property in a desirable area.

A spacious open plan kitchen/living area provides plenty of natural light and an inviting, warm space for relaxation or entertaining guests. In addition to the well proportioned double bedroom, with built in wardrobes, the property has a modern refitted bathroom and kitchen. Additional storage is provided via the loft space and the garage en-bloc.

The property is situated within a vibrant community and surrounded by a selection of accessible woodland areas, as well as local amenities and transport links to Croydon's train stations and surrounding areas.

Lease: 975 years remaining.

Service charge: £1800 per annum

Entrance Hallway

Kitchen/Living Room

14'7 x 17'1 (4.45m x 5.21m)

Bedroom

9'7 x 10'7 (2.92m x 3.23m)

Bathroom

Communal Grounds

Garage en bloc

