



Approximate total area<sup>sq</sup>  
 620.51 ft<sup>2</sup>  
 57.65 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



**£260,000** Betchworth Way, Croydon, CR0 0TT

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



Offered to the market its this first floor three bedroom flat which is conveniently located for Central Parade, King Henry's tramstop, local shops and amenities. the porperty has been completley modernised throughout and benefits from a fitted kitchen and bathroom, living room measuring 9'8 x 16'1, private balcony area, double glazed windows and storage heaters. This property is CHAIN FREE so call now to avoid disappointment.

Leasehold 89 years, Croydon council tax band B/ Service Charge £771.80 per annum/ Ground Rent £10 per annum/ EPC C.

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

Hallway

Kitchen

9'2 x 7'11 (2.79m x 2.41m)

Living Room

9'8 x 16'1 (2.95m x 4.90m)

Bedroom

9'8 x 12'9 (2.95m x 3.89m)

Bedroom

8'1 x 7'11 (2.46m x 2.41m)

Bedroom

6'7 x 10'1 (2.01m x 3.07m)

Bathroom

Balcony

VIEWING NOTES:

