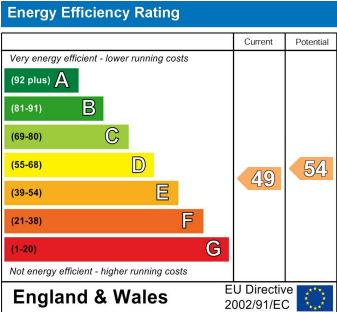


Welcomed to the market with no onward chain is this three bedroom second floor flat which is situated close to the Tramlink, bus services, Ashburton park and local amenities. Internally the property benefits from an open plan kitchen/living room, fitted bathroom, three bedrooms and gas central heating via radiators. Call now to avoid disappointment. Leasehold 88 years/ Service charge tbc / Croydon council tax band C / EPC Rating E.



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





## VIEWING NOTES

Entrance Hall

Kitchen/Living Room

13'0 x 20'5 (3.96m x  
6.22m)

Bedroom

10'2 x 9'2 (3.10m x 2.79m)

Bedroom

8'11 x 7'4 (2.72m x 2.24m)

Bedroom

7'3 x 6'5 (2.21m x 1.96m)

Bathroom

