



£345,000 Spencer Road, South Croydon, CR2 7EX



Paul Meakin are delighted to market this stunning two double bedroom two bathroom apartment situated in the popular Spencer Road within the heart of South Croydon. This fabulous property offers under floor heating, a large kitchen breakfast room with built in appliances, a bright and spacious living room with Juliette balcony, two double bedrooms with en suite to master bedroom, access to private boarded loft space, and an allocated parking space via gated access. This location is perfect for first time buyers as is close to shops, bars and restaurants of South Croydon, and open spaces like Lloyd Park are all a short walk away. South Croydon station, Tramlink and regular bus services to East Croydon are all close at hand making this the perfect property for buyers. Your earliest viewing is advised to appreciate location, presentation and size. Council tax band D / EPC C/ Leasehold 105 years remaining/ Service charge £2700/ Ground rent £150.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	80
(55-68) D		
(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 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

11'11 x 10'9 (3.63m x 3.28m)

Living Room

18'1 x 11'0 (5.51m x 3.35m)

Bedroom

14'10 x 9'9 (4.52m x 2.97m)

Ensuite Shower Room

Bedroom

12'11 x 7'10 (3.94m x 2.39m)

Bathroom

Shared parking bays

