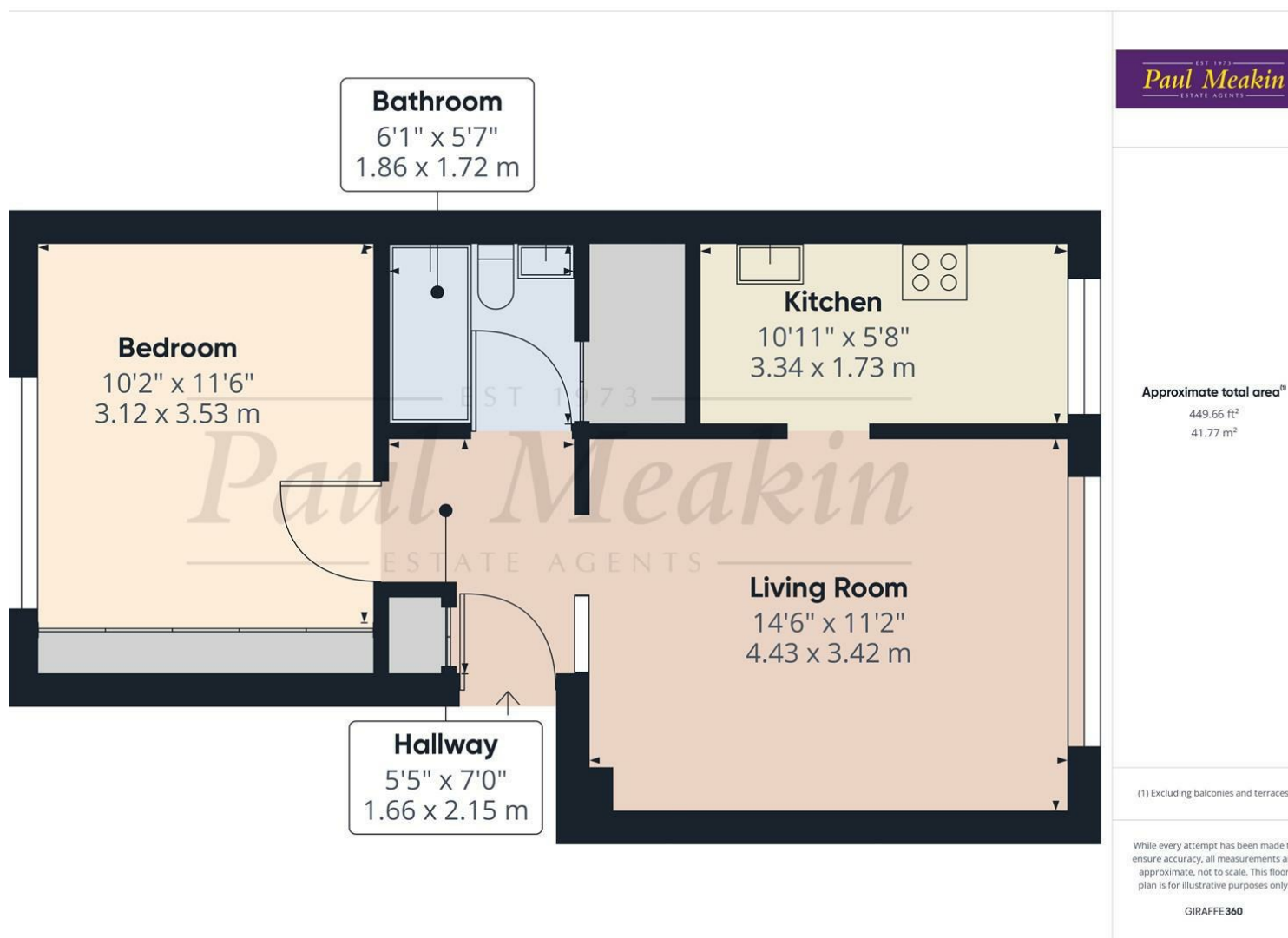




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

TAX BAND: 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



Welcomed to the market is this purpose built one bedroom first floor flat which is nestled away within a cul de sac location and is close to frequent bus services and a short distance to Gravel Hill Tramstop with access to Croydon and surrounding shops and amenities.

Internally the property benefits from a refitted kitchen and fitted bathroom, living room measuring 14'6 x 11'2, electric heating, double glazed windows throughout and garage en bloc. This property is offered to the market as CHAIN FREE, so call now to avoid disappointment. Leasehold 973 years remaining, service charge £855 per annum/ Croydon council tax band B / EPC C.

Entrance Hall

VIEWING NOTES:

Lounge

14'6 x 11'2 (4.42m x 3.40m)

Kitchen

10'11 x 5'8 (3.33m x 1.73m)

Bedroom

10'2 x 11'6 (3.10m x 3.51m)

Bathroom

Communal Grounds

Garage en bloc

