

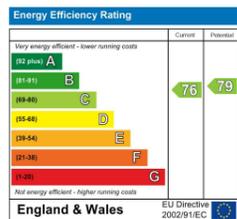


Approximate total area⁽¹⁾
 732.69 ft²
 68.07 m²

(1) 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.

GIRAFFE360



TAX BAND: C

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



Offers In Excess Of £290,000 Friarswood, Croydon, CR0 9JP



Welcomed to the market is this exceptionally well presented two bedroom ground floor maisonette which is nestled away with a cul de sac location and is conveniently located for the 433 & 64 bus services, local amenities and schools. Internally the property benefits from a fitted kitchen, refitted family bathroom, two separate reception rooms, double glazed windows throughout, gas central heating via radiators, access out onto communal grounds and a garage en bloc. Call now to avoid disappointment. Lease being extended to 125 years / Croydon council tax band C / EPC Rating C / Ground rent £125 per annum/ Service charge £450 per annum.

ENTRANCE HALL

LIVING ROOM

13'1" x 12'4" (3.99 x 3.76)

DINING ROOM

9'9" x 12'3" (2.97 x 3.73)

KITCHEN

7'0" x 12'0" (2.13 x 3.66)

BATHROOM

BEDROOM ONE

11'4" x 11'6" (3.45 x 3.51)

BEDROOM TWO

7'3" x 10'11" (2.21 x 3.33)

ACCESS TO COMMUNAL

GROUNDS

GARAGE EN BLOC

VIEWING NOTES:

