



Kitchen/ Reception Room
8'8" x 22'3" (2.66 x 6.80)

Bathroom
6'0" x 5'4" (1.83 x 1.64)

Bedroom
11'10" x 11'6" (3.63 x 3.53)

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(A1-A1) A	79
(B1-B1) B	
(C1-C1) C	
(D1-D1) D	
(E1-E1) E	
(F1-F1) F	
(G1-G1) G	
Not energy efficient - higher running costs	
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



EST 1973
Paul Meakin
ESTATE AGENTS

Offers In Excess Of £130,000 Canterbury Road, Croydon, CR0 3PU

Nestled in the heart of Croydon on Canterbury Road, this ground floor one-bedroom conversion flat presents an excellent opportunity for both first-time buyers and investors alike. With its central location, residents will enjoy easy access to a variety of transport links, making commuting a breeze.

The property boasts an extended lease, providing peace of mind for future ownership. Inside, you will find a refitted kitchen that is both modern and functional, perfect for those who enjoy cooking and entertaining. The bathroom has also been tastefully refurbished, ensuring a fresh and inviting space.

This flat is not only ideal for personal living but also offers significant potential for rental income, estimated at £975 per calendar month. This makes it an attractive option for investors looking to expand their portfolio in a sought-after area.

With its combination of convenience, modern amenities, and potential for income, this one-bedroom conversion flat on Canterbury Road is a must-see for anyone seeking a property in Croydon. Don't miss the chance to make this delightful home your own.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties' personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent



