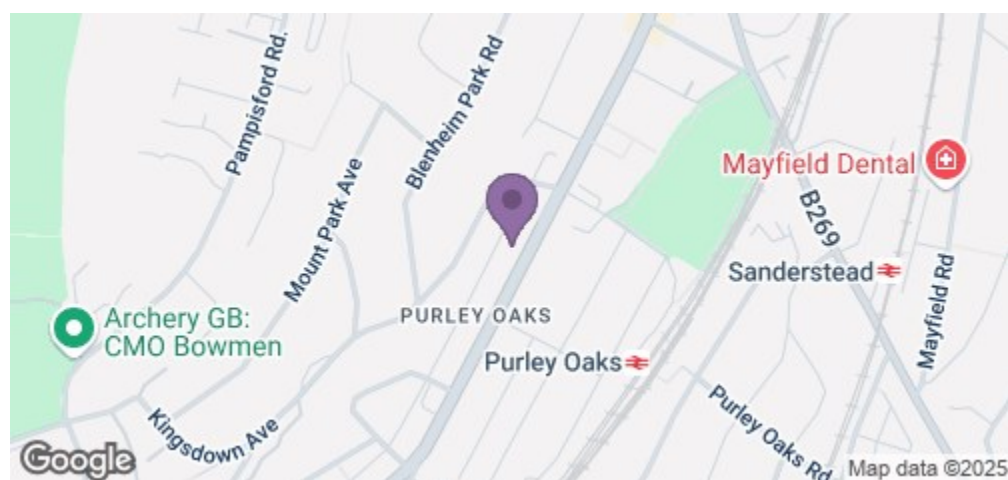


TAX BAND: C

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 £250,000 Brighton Road, South Croydon, CR2 6AP

Nestled on Brighton Road in South Croydon, this charming apartment presents an excellent opportunity for both first-time buyers and savvy investors alike. The property boasts a well-proportioned reception room, perfect for relaxation or entertaining guests. With two inviting bedrooms, there is ample space for comfortable living, making it an ideal choice for small families or professionals seeking a peaceful retreat.

The apartment features a modern bathroom, designed with functionality in mind, ensuring convenience for daily routines. One of the standout aspects of this property is its chain-free status, allowing for a smooth and hassle-free transaction.

For those who value accessibility, Purley Oaks and Sanderstead stations are just a short walk away, providing excellent transport links to central London and beyond. This prime location not only offers the benefits of urban living but also the charm of a suburban environment, with local amenities and green spaces nearby.

In summary, this delightful apartment on Brighton Road is a fantastic opportunity for anyone looking to invest in a property that combines comfort, convenience, and potential for growth. Don't miss your chance to make this lovely space your own.

Leasehold with 90 years remaining
Service Charge £1,200 pa
Ground rent £100 pa
EPC rating D & Council tax band C

Located on Brighton Road in South Croydon, ideal for first-time buyers or investors

Features two well-proportioned bedrooms

Includes a single reception room and a conveniently located bathroom

Excellent transport links with nearby Purley Oaks and Sanderstead Stations and good bus services

Offers great potential as both a home and a long-term investment

Desirable location with easy access to central London and local amenities

Kitchen/living space
13'7" x 15'3" (4.15 x 4.66)

Bedroom
11'9" x 11'8" (3.59 x 3.58)

Bedroom
8'0" x 11'2" (2.44 x 3.42)

Bathroom
11'5" x 5'6" (3.49 x 1.70)

