

LEASEHOLD



Ground Floor Garden Flat
**ST. PETERS ROAD,
CROYDON,
SURREY,
CR0 1HL**

£275,000

FEATURES

Ground Floor Two Bedroom Conversion Flat

Off Street Parking

Basement

Rear Garden

Council Tax Band B

EPC Rating D

Lease term is 125 years from 24th June 1993

Ground Rent is £50 p.a.

Maintenance Charges are as and when required

Excellent First Time Buy or Buy to Let!



2 Bedroom Ground Floor Garden Flat located in Croydon

Spacious Ground Floor Two Bedroom Conversion Flat with Garden. Situated conveniently for South Croydon Station and Croydon Town Centre with it's popular Shops, Bars and Restaurants. Features; Lounge, Kitchen, Bathroom, Two bedrooms, Basement, Gas central heating, Double glazed windows, Off street parking and Rear garden. The Vendor informs they they have Freeholder consent to convert the basement into living space. Lease term is 125 years from 24th June 1993. Council Tax Band B. EPC Rating D. Excellent First Time Buy or Buy to Let!

The Ground Rent is £50 p.a.

The Maintenance Charges are Shared on an as-and-when required basis and the owners have the 'Right to Manage' on the property.

LOUNGE 14' 3" x 12' 5" (4.34m x 3.78m)

KITCHEN 10' 4" x 6' 10" (3.15m x 2.08m)

BATHROOM

BEDROOM 1 14' 1" x 13' 8" (4.29m x 4.17m)

BEDROOM 2 12' 3" x 7' 6" (3.73m x 2.29m)

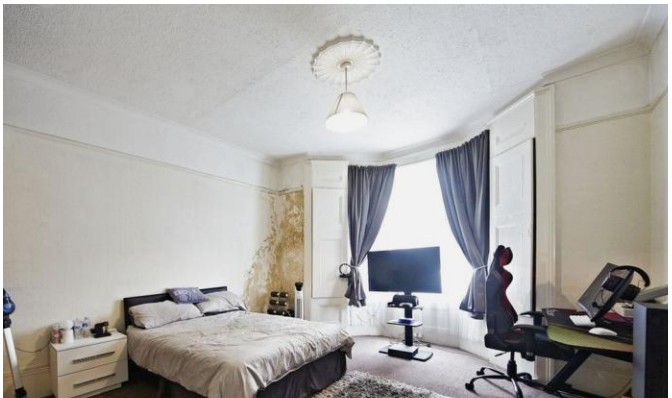
OFF STREET PARKING

REAR GARDEN

LEASEHOLD INFORMATION:

The Lease term is 125 years from 24th June 1993

BENSON & PARTNERS | 4 – 6 STATION ROAD, LONDON, SE25 5AJ



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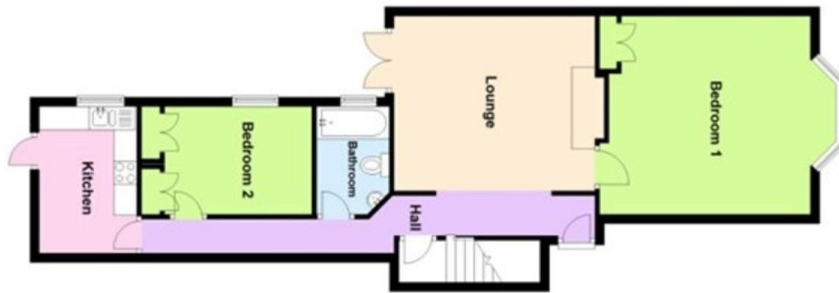
Contact Us On:

020 8653 3444

southnorwood@benzonpartners.co.uk

www.bensonpartners.co.uk

Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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.