

SHARE OF
FREEHOLD



First floor flat
STRETTON ROAD,

**CROYDON,
CR0 6EQ**

Asking Price Of
£255,000

FEATURES

First floor 2 bed flat

Possibility to convert loft S.T.P.

Gas central heating

Modern Kitchen

Modern bathroom

Lease to be extended + Share of Freehold

Pepper corn Ground Rent

Shared maintenance

EPC Rating D

Council Tax band; C



2 Bedroom First floor flat located in Croydon

Spacious describes this 2 bed first floor converted flat needing some TLC. The property is located within easy reach of East Croydon Station and the popular Croydon Tram Link. there are also many shops and bus routes close at hand. this property needs a 'tidy up' but comes with share of Freehold. Also possible loft conversion S.T.P. and the usual consents. Seller is known to our office. Call to view.

HALLWAY Stairs to first floor landing, doors to;

LOUNGE/DINER 16' 10" x 15' 5" (5.14m x 4.7m)

Lounge with square bay. (size includes kitchen).

KITCHEN AREA Worktop /breakfast bar. Range of base cabinets.

MAIN BEDROOM 11' 8" x 11' 0" (3.57m x 3.36m)

Window facing rear

BEDROOM 2 9' 10" x 7' 6" (3m x 2.3m) Window.

BATHROOM 7' 8" x 5' 10" (2.34m x 1.8m) Bath, WC and hand basin, some tiling to walls.

LEASE DETAILS We are told 'share of Freehold'.

Current Lease 99 Years from 1982 (sale to include

extended Lease - term to be advised)

Nil Ground Rent

Maintenance 'as and when' - shared.

LOCAL AMENITIES. East Croydon Station is within easy reach.

There are many good schools for children of all ages within the area.

Many bus routes to Croydon and Crystal Palace are at the end of the Road.

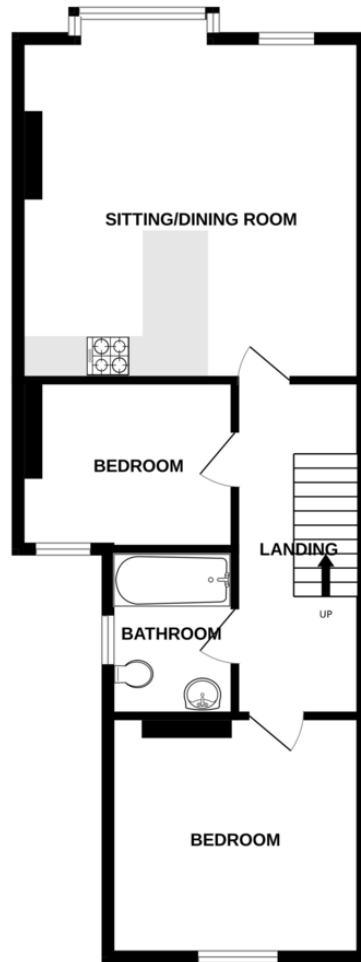
PRICE Offers £264,950 Leasehold with Share of Freehold.

OFFICIAL NOTICE - THE SELLER IS KNOWN TO OUR OFFICE.



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

FIRST FLOOR
590 sq.ft. (54.8 sq.m.) approx.



TOTAL FLOOR AREA: 590 sq.ft. (54.8 sq.m.) approx.

Contact Us On:

020 8653 3444

southnorwood@bensonpartners.co.uk

www.bensonpartners.co.uk

Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	60	69
(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.