

LEASEHOLD



First Floor Converted Flat
**SELHURST ROAD,
SELHURST,
LONDON,
SE25 5QB**

£279,995

FEATURES

Two Bedroom First Floor Conversion

Modern Kitchen and Bathroom

Gas Central Heating (N/T)

Double Glazed Windows

Just down the road from Selhurst Station

Council Tax Band B

EPC Rating D

Lease is 125 years from June 2004

No Onward Chain

Excellent First Time Buy or Buy to Let!



1



1



2

2 Bedroom First Floor Converted Flat located in Selhurst

Benson & Partners Two Bedroom First Floor Conversion.
Situating conveniently for Selhurst Station, Many local shops and Croydon Town Centre. Features; Open plan lounge / kitchen, Modern bathroom, Two bedrooms, Gas central heating and Double glazed windows. Lease is 125 years from June 2004. Council Tax Band B. EPC Rating D. Excellent First Time Buy or Buy to Let!

HALLWAY

OPEN PLAN LOUNGE / MODERN KITCHEN 22' 11" x 17' 1" (6.99m x 5.21m)

MODERN BATHROOM

BEDROOM 14' 1" x 8' 8" (4.29m x 2.64m)

BEDROOM

LEASEHOLD INFORMATION:

The Lease is 125 years from June 2004

The Ground Rent is (awaiting information)

The Maintenance Charges are (awaiting information)

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



Contact Us On:

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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		78
(55-68) D	66	
(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.