

LEASEHOLD



first floor converted flat.
**COOMBE ROAD,
CROYDON,
SURREY,
CR0 5SQ**

Asking Price Of
£339,995

FEATURES

- Mid floor flat.
- Three bedrooms.
- Spacious well planned rooms.
- Close to transport - buses and trains.
- No Onward Chain
- Council Tax band D
- Lease 189 years from 25th March 1973
- Ground Rent £1.00 p.a.
- EPC Rating C
- EPC says 120 sq mtrs.



3 Bedroom first floor converted flat. located in Croydon

Benson & Partners SE25 are delighted to offer this Mid Floor three bedroom converted flat offered with no chain. This property has a new kitchen, fresh decor throughout, new flooring, a long Lease, gas central heating and a parking space. The property is located on the corner of Coombe Road and Coombe Avenue in a pleasant residential area, with Lloyd Park just up the road, with its open spaces and Tram Link, there are many good schools also located close by. This property will be an ideal first home - call 020 8653 3444 to view.

ENTRANCE HALL Doors to;

LOUNGE Bay window, fireplace area.

KITCHEN/BREAKFAST ROOM Well fitted with base and wall cabinets, breakfast bar.

BEDROOM

BEDROOM

BEDROOM

BATHROOM

GARDEN We understand there is a shared garden at the rear.

PARKING Allotted space to front.

LEASE We understand the Lease has approx 138 years left to run.(189 years from 25th March 1973)

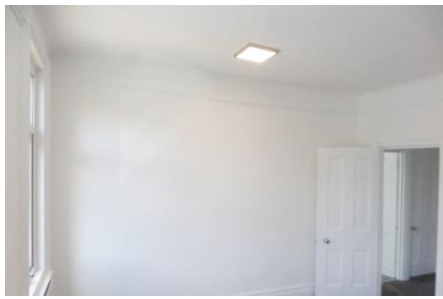
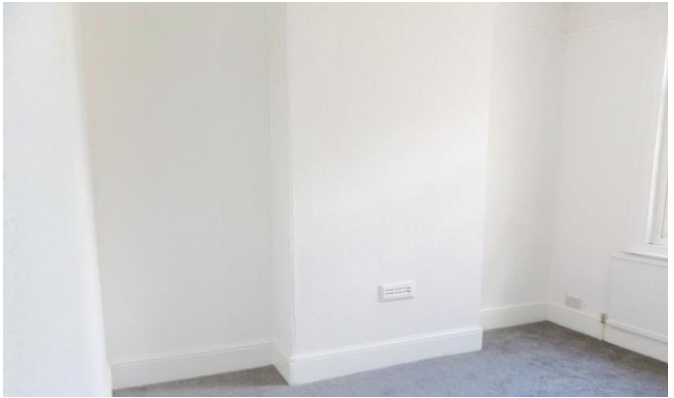
Ground Rent £1 p.a.

Maintenance - shared, we are awaiting figures.

LOCAL AMENITIES. Lloyd Park is just up the road.

There are Croydon Tram stops located within easy reach.

Many local shops and Box Park is within easy reach.



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



Contact Us On:

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Council Tax Band: D

| Energy Efficiency Rating | | |
|--|-----------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | 84 |
| (69-80) C | 76 | |
| (55-68) D | | |
| (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.