



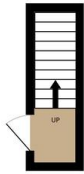
PAUL GRAHAM



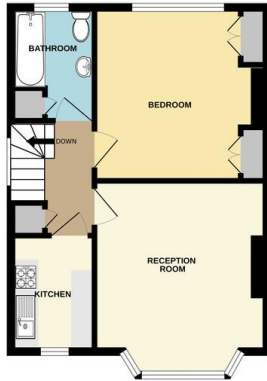
Flat B, Eastgate, Limes Avenue, Waddon, Croydon, Surrey, CR0 4JX | **£230,000 Freehold**

Offered for sale boasting the freehold of the building, this one bedroom first floor apartment is situated within easy reach of Purley Way which offers a range of supermarkets including Marks and Spencer, Sainsbury's and Lidl along with a range of transport links including Waddon station and tram stop. The accommodation comprises lounge, kitchen, double bedroom and bathroom. Other benefits include loft (with potential for extension STPP), gas central heating and front garden.

DISCLAIMER
SEE PAGE 10 FOR FULL DETAILS



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TOTAL FLOOR AREA: 467 sq. ft. (43.4 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FRONT DOOR

STAIRS TO THE FIRST FLOOR

LANDING

LOUNGE 14' 1" x 11' 9" (4.29m x 3.58m)

KITCHEN 8' x 5' 7" (2.44m x 1.7m)

BEDROOM 12' 6" x 10' 10" (3.81m x 3.3m)

BATHROOM

LOFT

FRONT GARDEN

CLOSE TO PURLEY WAY



IMPORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regulations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. PLEASE NOTE: All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	67 D
39-54	E		
21-38	F		
1-20	G		

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