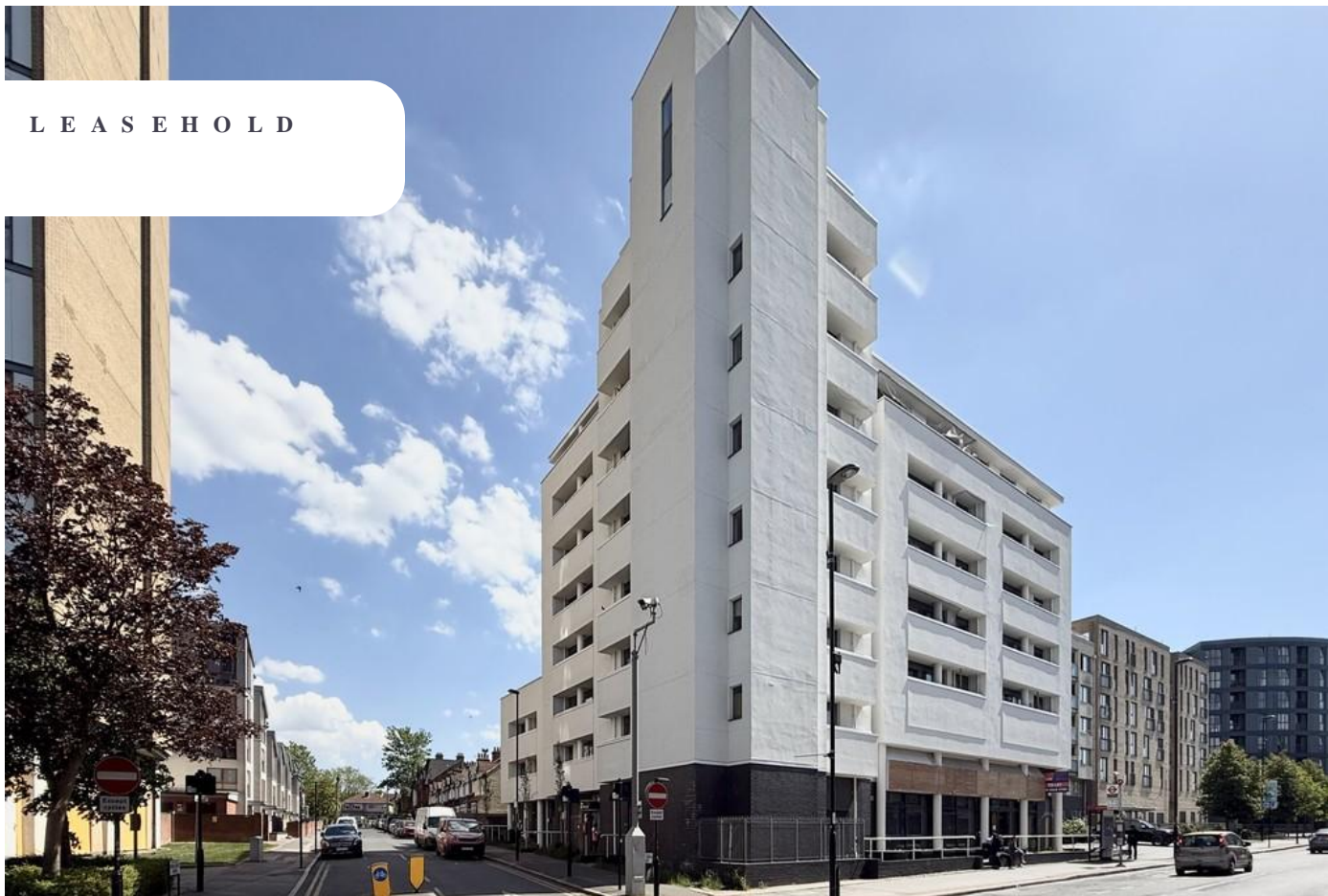


LEASEHOLD



Duplex Penthouse Apartment
**LONDON ROAD,
CROYDON,
SURREY,
CR0 2SW**

£399,995

FEATURES

Spacious Duplex Penthouse Apartment

Three Double Bedrooms, Three Bathrooms

Secure Underground Parking Space

Communal Heating / Hot Water System

Lease is 155 years from 2005

Ground Rent of £195 p.a.

Block Service Charge of £6,349.26 p.a.

Council Tax Band F

EPC Rating B

No Onward Chain. Call now to View!



3



1



3



3 Bedroom Duplex Penthouse Apartment located in Croydon

Spacious three double bedroom duplex penthouse apartment with wrap around balcony giving panoramic views.

Situated within easy reach of East and West Croydon Stations, Croydon Shopping Centre, Restaurant's, Box Park and Tesco Express.

Features; Duplex penthouse apartment, Spacious open plan lounge / dining room / kitchen with a wrap around balcony, Family bathroom, Master bedroom suite with walk in wardrobe / en-suite bathroom / balcony, Bedroom two with en-suite shower room / balcony, Bedroom three with balcony, Communal heating and hot water system, Alarm system and Secure underground parking.

Council Tax Band F. EPC Rating B. View Now!

ENTRANCE HALL

Balcony, Doors to bedrooms / family bathroom and Staircase to living room.

OWN ENTRANCE Doors to;

OPEN PLAN LOUNGE / DINING ROOM / KITCHEN 26' 9" x 17' 10" (8.15m x 5.44m)

Spacious open plan room with a wrap around balcony providing Panoramic views.

BATHROOM

Modern family bathroom suite.

MASTER BEDROOM SUITE 17' 3" x 13' 4" (5.26m x 4.06m)

Spacious double bedroom with Dressing area, Walk in wardrobe, En-suite bathroom and Balcony.

BEDROOM 2 12' 5" x 9' 1" (3.78m x 2.77m)

Spacious double bedroom with En-suite shower room and Balcony.

BEDROOM 3 12' 8" x 10' 4" (3.86m x 3.15m)

Spacious double bedroom with Balcony.

BALCONY Large balcony area, with superb panoramic views.

SECURE GATED UNDERGROUND PARKING SPACE

LEASEHOLD INFORMATION:

Lease is 155 years from 2005

Ground Rent is £195 p.a.

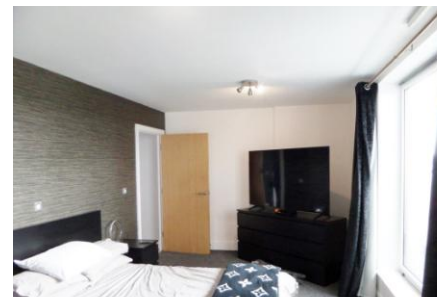
Maintenance and Services charges include:

Cold Water & Sewage Charge of £382.34 p.a.

Heating Service Charge of £2,438.60 p.a.

Block Reserve Fund £492 p.a.

Block Service Charge of £6,349.26 p.a.



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



Contact Us On:

020 8653 3444

southnorwood@benzonpartners.co.uk

www.bensonpartners.co.uk

Council Tax Band: F

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

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.