



4 Aberdeen Road,
Croydon, CR0 1EQ - Price £299,950

JOHN BROWN & MARK YOULL
SALES & LETTINGS

Hurry to get in before the stamp duty holiday on this GROUND FLOOR FLAT being sold with the benefit of NO ONWARD CHAIN and a LONG LEASE this flat offers flexible living accommodation with own garden to rear. Ideal First Time Purchase or Investment in central town location. Situated in a convenient location close to the South End Restaurant Quarter of Croydon with ease of access to excellent transport links, including buses, trams and rail links from South Croydon mainline station. Central Croydon enjoys a wide variety of shops, coffee shops, bars and restaurants including Centrale and Whitgift Centre. The area also boasts reputable schools and colleges for all age groups.

- No Onward Chain
- Ground Floor Flat
- Two Bedrooms
- Kitchen / Living Area
- Bathroom
- Rear Garden
- Gas Central Heating
- Convenient Location
- Long Lease
- Ideal First Time Purchase or Investment





Property Particulars: The particulars are produced in good faith and prepared as a general guide and do not constitute any part of a contract.

Measurements: Room sizes should not be relied upon for carpets, built-in furniture, furnishings etc. **Services:** We have not tested any apparatus, equipment, fixtures and fittings and therefore cannot verify they are in working order or fit for purpose. **Tenure:** References to the tenure of the property are based on information supplied by the vendor. We have not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.

Money Laundering Regulations: We are legally bound to request that all prospective purchasers produce identification documentation and their prompt availability will be required to ensure the proposed sale can commence.



Aberdeen Road, Croydon, CR0

Approximate Gross Internal Area
57.6 sq m / 620 sq ft



57.6 sq m / 620 sq ft

= Reduced headroom
below 1.5 m / 5'0

Illustration for identification purposes only, measurements are approximate,
not to scale. FloorplansUsketch.com © 2020 (ID710624)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	77 C
39-54	E		
21-38	F		