

Croham Road, South Croydon, CR2

£272,000 Leasehold

2 Bedrooms | 1 Bathrooms | 1 Reception

IVY GATE™



Summary:

Ivy Gate are delighted to offer to the market this unusually large two double bedroom apartment with accommodation over two floors. The property is ideally situated just moments from South Croydon Mainline Train Station, and a very short walk from the bars, cafes and restaurants of South Croydon High Street. Accommodation comprises; a ground floor entrance via a secure entry phone system, leading to the front aspect sitting/dining room, and separate modern fitted kitchen and bathroom/W.C. To the first floor are the two genuine double bedrooms. The property further benefits from double glazed windows and gas central heating. The property is being offered with no ongoing chain. Please view our virtual tour.

Ground Floor Apartment

Accommodation over Two Floors

Two Genuine Double Bedrooms

Sitting / Dining Room

Modern Separate Kitchen

Modern Family Bathroom/W.C

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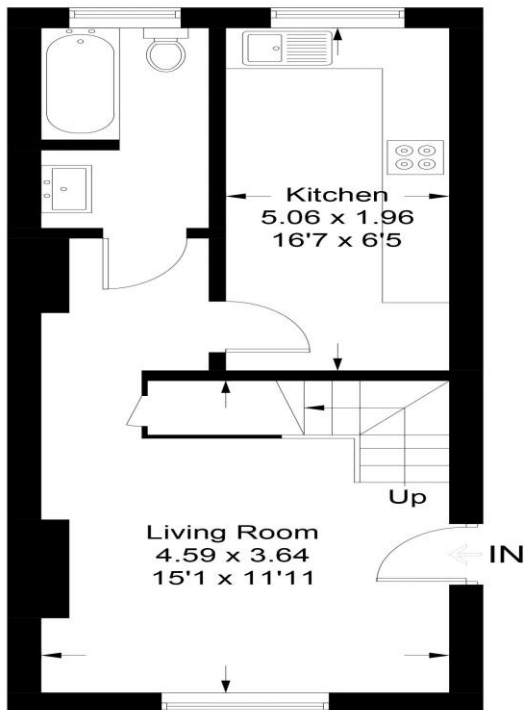
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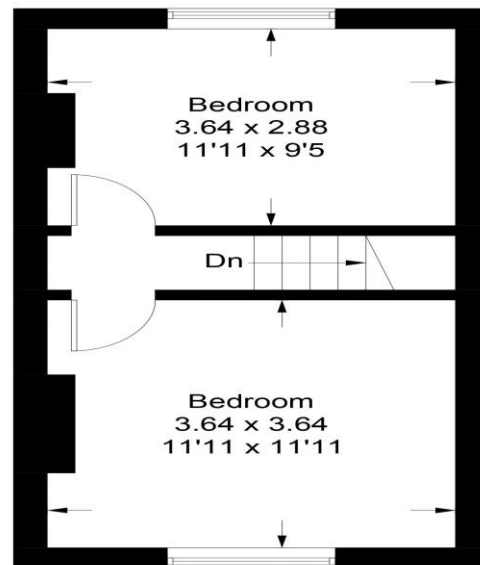


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Approximate Gross Internal Area = 63.8 sq m / 687 sq ft



Ground Floor



First Floor

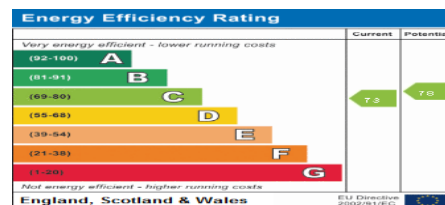
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID917623)

Tenure: Leasehold

Council Tax: C

Local Authority: London Borough Of Croydon

EPC Rating: C



MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.