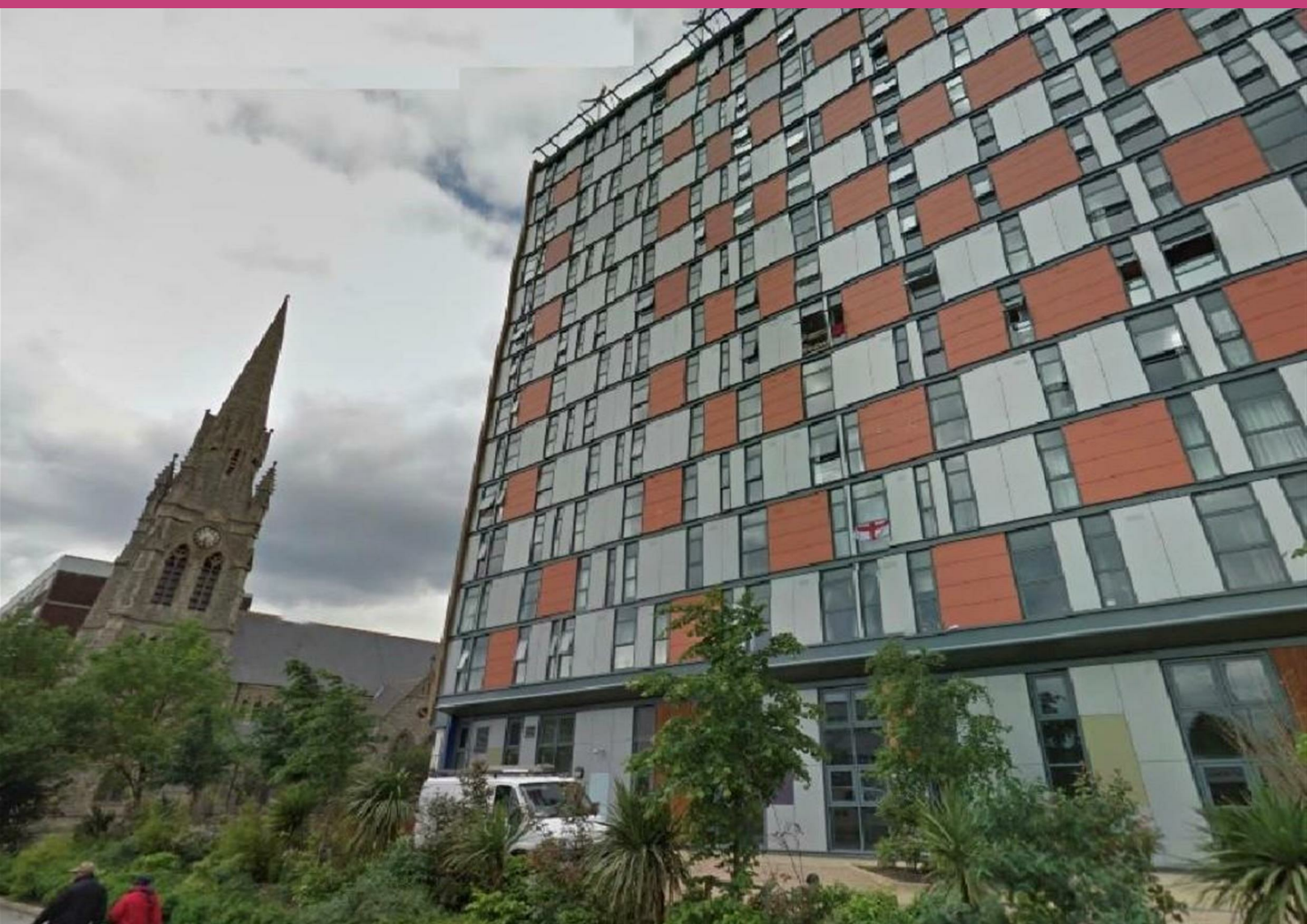




City House 420 London Road, CR0 2NU Offers in excess of £140,000

**** SOLD WITH A TENANT IN SITU ****

Located on floor ten of this modern apartment block lies this spacious one bedroom flat Close to the local amenities of Croydon including shops, bars, restaurants leisure facilities, schools and churches and good railway links into the city centre of London.

This home which is accessible via a communal entrance leads to the apartment which has kitchen and lounge area, one bedroom and bathroom.

The current tenant is paying 1300pcm and achieves over 8% net yield.



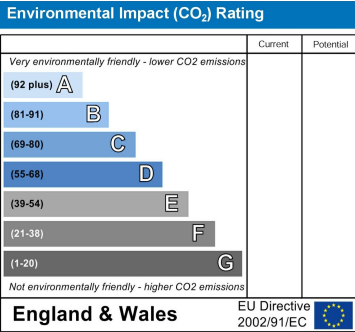
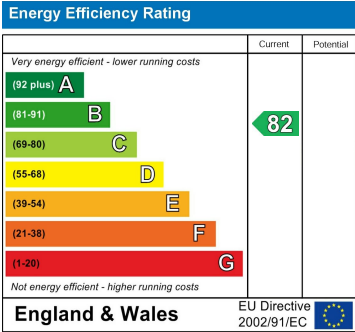
Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Leasehold Information

107 years remaining on the lease
Ground rent: £270 per annum
Maintenance charge: £276 per month £3323.82 per annum

This information is provided by the vendor and should be verified during the conveyancing process.



Ground Floor 4320 Park Approach, Thorpe Park, Leeds, LS15 8GB
Tel: 0113 892 1166
sales@goodmove.co.uk
www.goodmove.co.uk