



Flat 9 Carlton House, 73, Clyde Road, Croydon, Surrey, CR0 6SZ

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Flat 9 Carlton House, 73
Clyde Road
Croydon
Surrey CR0 6SZ

Guide Price £225,000

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Description

A well presented one bedroom second floor apartment benefitting from share of freehold and garage en bloc, communal gardens. Ideal for an investor with potential rental income of £1,200 pcm. Conveniently located close to East Croydon station and a mix of public transport links. EPC Rating D. Council Tax Band C.

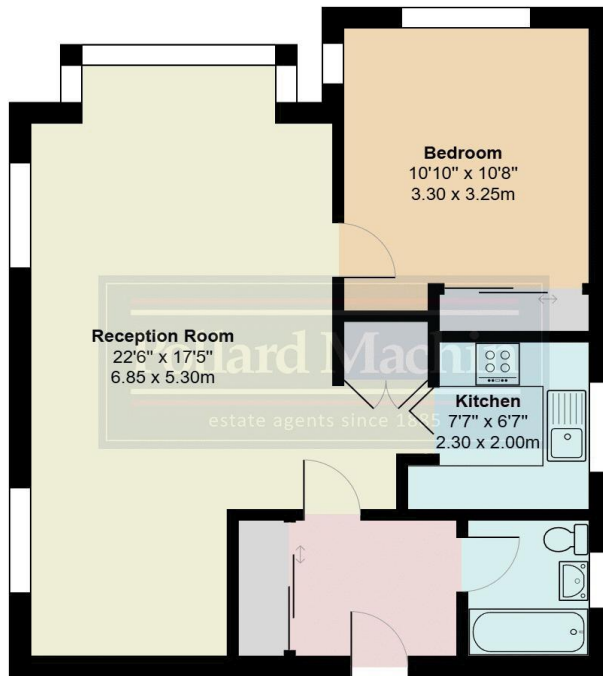
Accommodation

Comprising entrance hall with fitted storage, modern bathroom, double bedroom with fitted wardrobe, reception room and separate modern fitted kitchen.

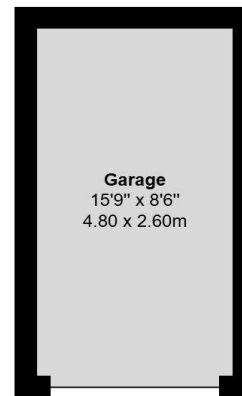
Location

Located off Lower Addiscombe Road within easy reach of East Croydon train station offering regular links into Central London, a choice of tennis, golf and cricket clubs, schools, church, bus services into Croydon and the open space close by Lloyd Park.





Second Floor



Carlton House, 73 Clyde Road, CR0
Gross Internal Area 654sq ft / 60.8sq meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data shown.
Plan produced by AR Net Media - www.arnetmedia.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.



Viewings Strictly by Appointment Only

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