



21 Hardcastle Close, Croydon, CR0 6XQ



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£260,000

Cromwells
ESTATE AGENTS





A newly refurbished and truly desirable 'Laing Homes' built 2 bedroom second floor apartment conveniently offered with vacant possession, a very long lease and share of freehold. Features include a new kitchen with Bosch appliances, new bathroom, new heating, new flooring throughout, double glazing, entryphone, storage cupboard, allocated and visitor parking, communal grounds and more. Located for easy access to transport links including East Croydon and Norwood Junction Rails Stations, Tramlink and bus routes, popular schools, Brickfields Meadow, Ashburton Park, local high street shops and much more.
Long lease 999 years from 1987, plus Share Of Freehold. EPC Rating C. Council Tax Band C

Accommodation

Communal Entrance

Stairs to all floors.

Front door leading to Hallway.

Hallway: New lighting, new carpet, entryphone and fusebox.

Living Room: New Wall lights, new carpet, new electric wall mounted heater and double glazed window.

Kitchen: New fitted base and wall units, new worktop, new Bosch Hob, Oven and Extractor hood, stainless steel sink with elegant mixer tap, space for fridge freezer, space for washer/dryer, new marble effect tiled floor and double glazed window.

Bedroom 1: New lighting, new carpet, new wall light, new electric wall mounted heater double glazed window and leading to:-

En-suite dressing room: New carpet, wall light, space for wardrobes and dresser etc.

Bedroom 2: New Carpet, new electric wall mounted heater, new wall light. wardrobe and double glazed window.

Bathroom: Panel bath with mixer tap and shower attachment, hand wash basin with mixer tap and vanity unit, push button low level WC, part marble-effect tiled walls, marble-effect tiled floor, cupboard and double frosted glazed window.

Outside: Communal garden and grounds.

Parking: Allocated space and visitor parking.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Floor Plans



Hardcastle Close CR0
TOTAL FLOOR AREA 555sq.ft (51.5 sq.m)
NOT TO SCALE. FOR ILLUSTRATIVE PURPOSES ONLY.



Area Map

