



Walton Court, Warham Road, South Croydon

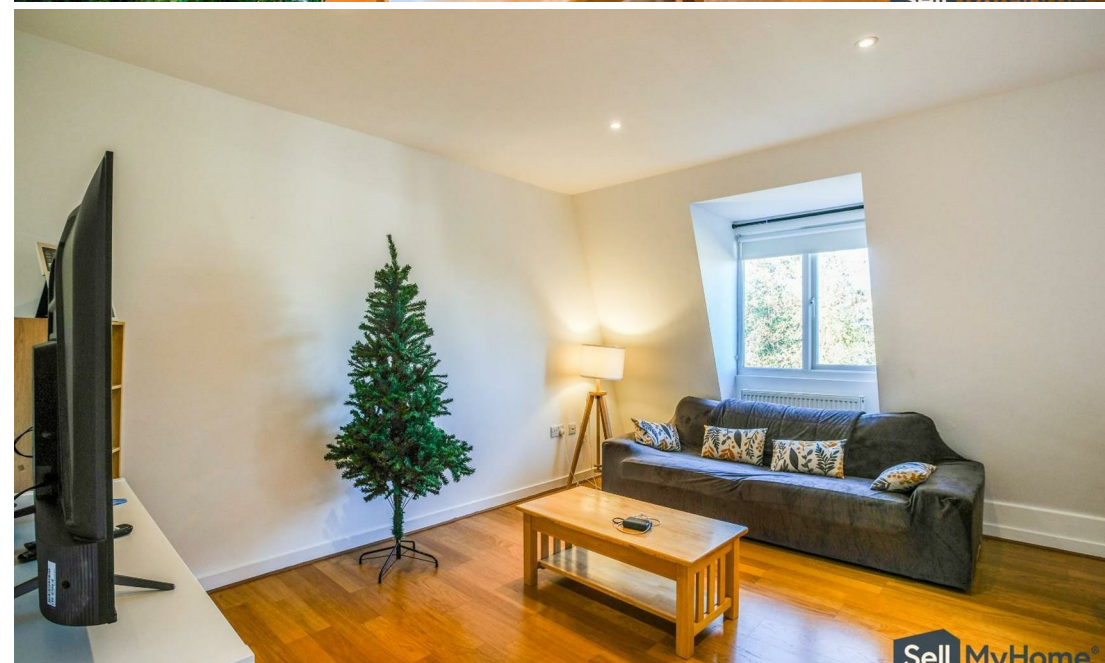
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Nestled in the heart of South Croydon, this well-presented two-bedroom flat on Warham Road offers a delightful living experience. Situated within the purpose-built Walton Court, this property spans an impressive 624 square feet, providing ample space for comfortable living.

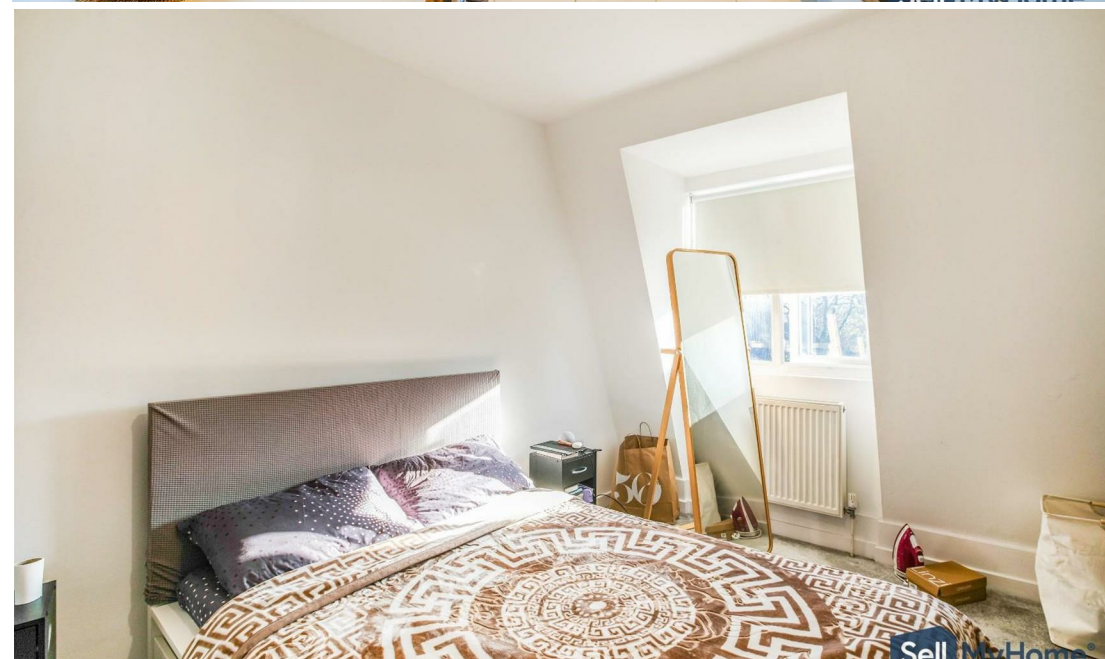
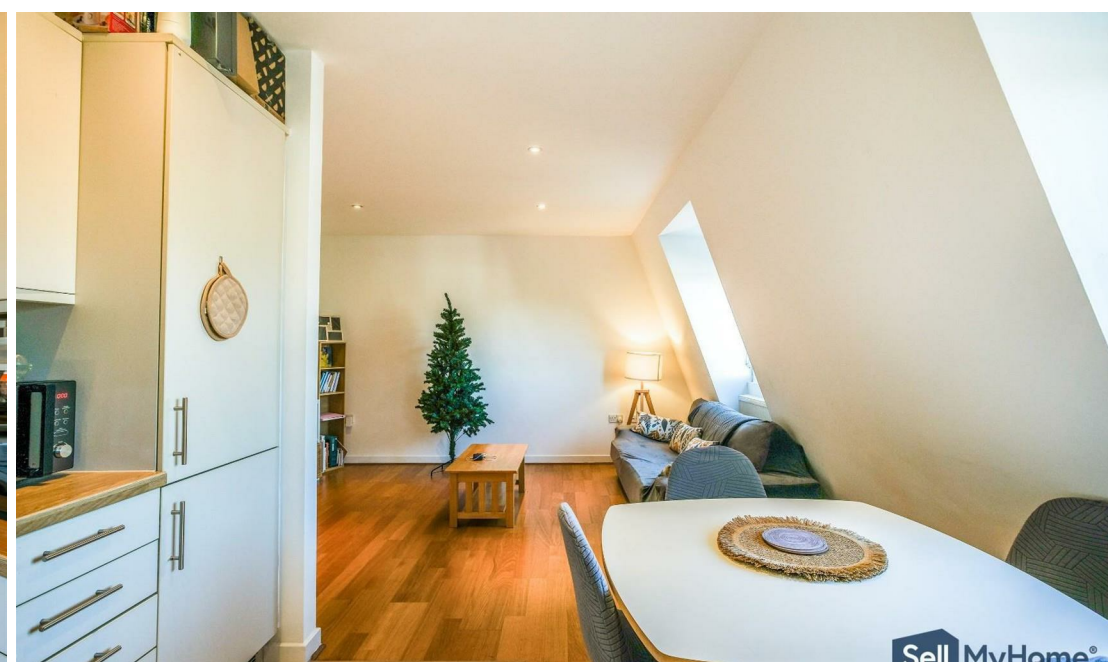
The flat features a welcoming open plan lounge with a fitted kitchen, perfect for relaxation or entertaining guests. The two bedrooms are generously sized, ensuring a peaceful retreat at the end of the day. The bathroom is well-appointed, catering to all your daily needs.

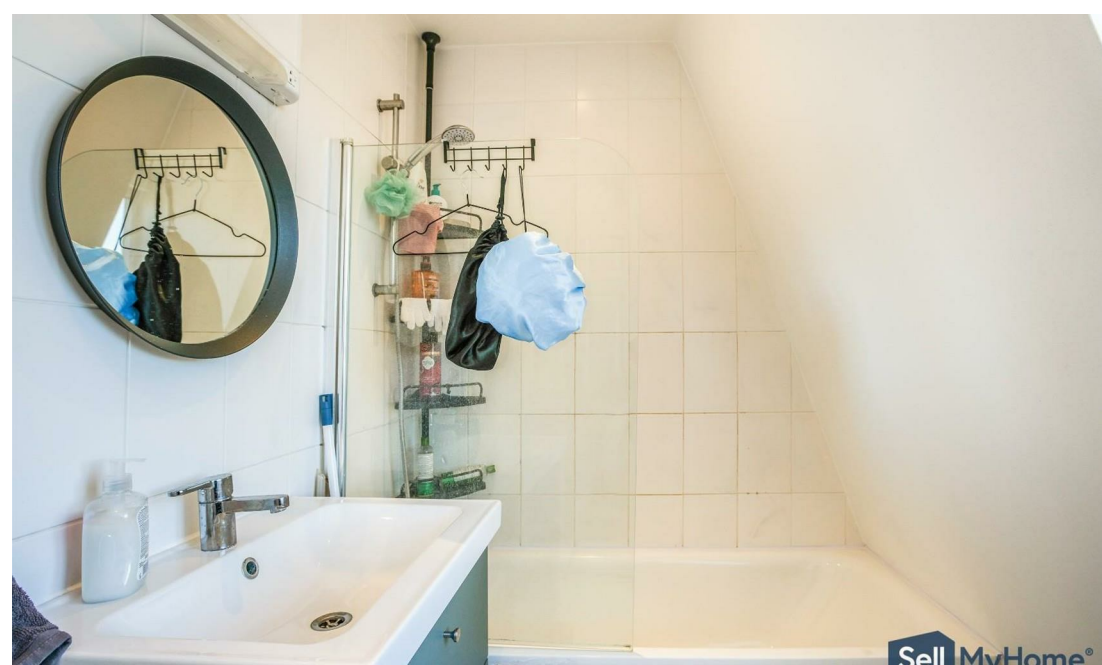


Built in 1975, this property combines classic charm with modern convenience, making it an ideal choice for first-time buyers or those looking to downsize. The location is particularly advantageous, with easy access to local amenities, transport links, and green spaces, enhancing the overall appeal of this lovely flat.

Whether you are seeking a new home or a sound investment, this property on Warham Road is sure to impress. Don't miss the opportunity to make this charming flat your own.

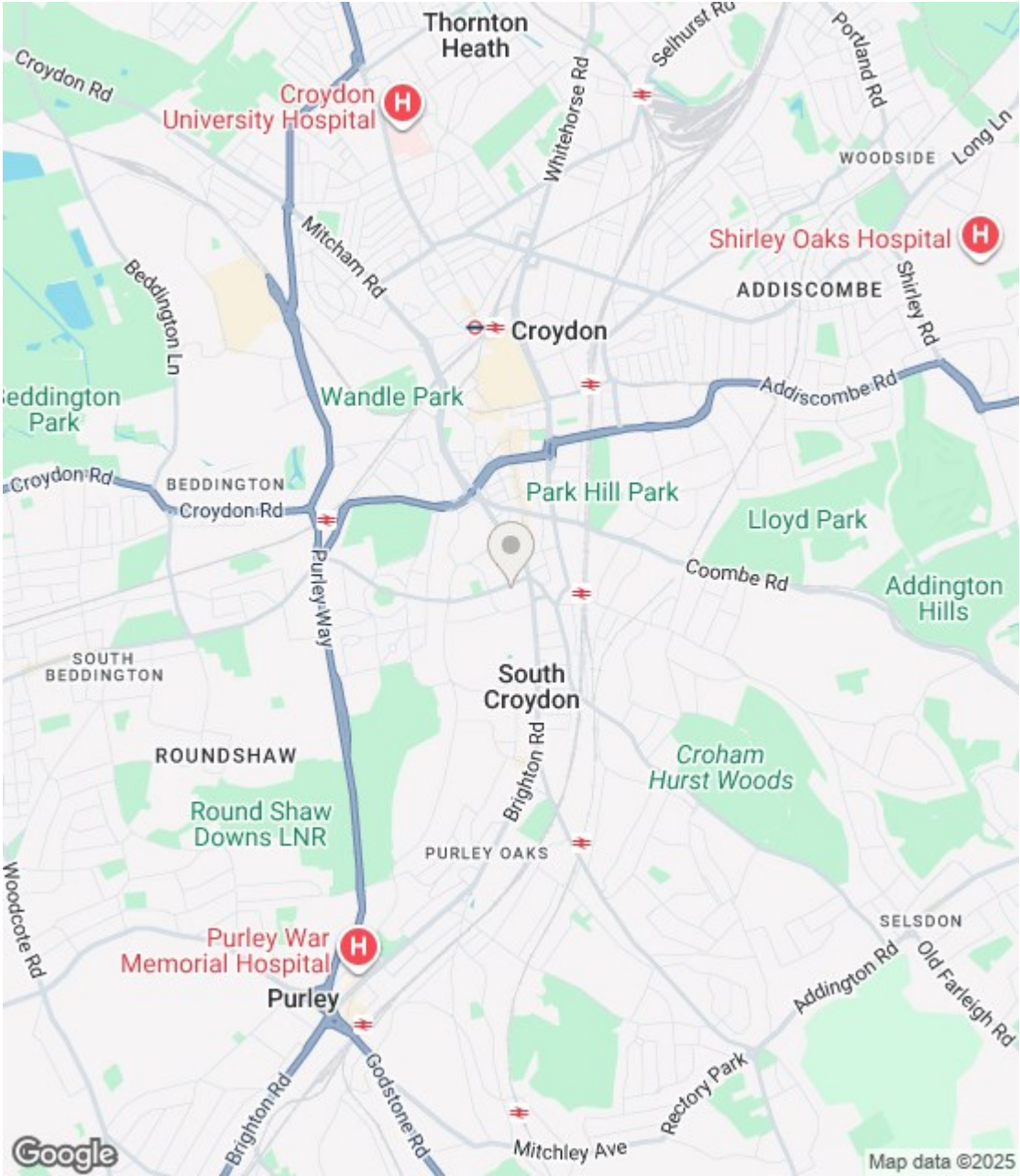
Price: £325,000

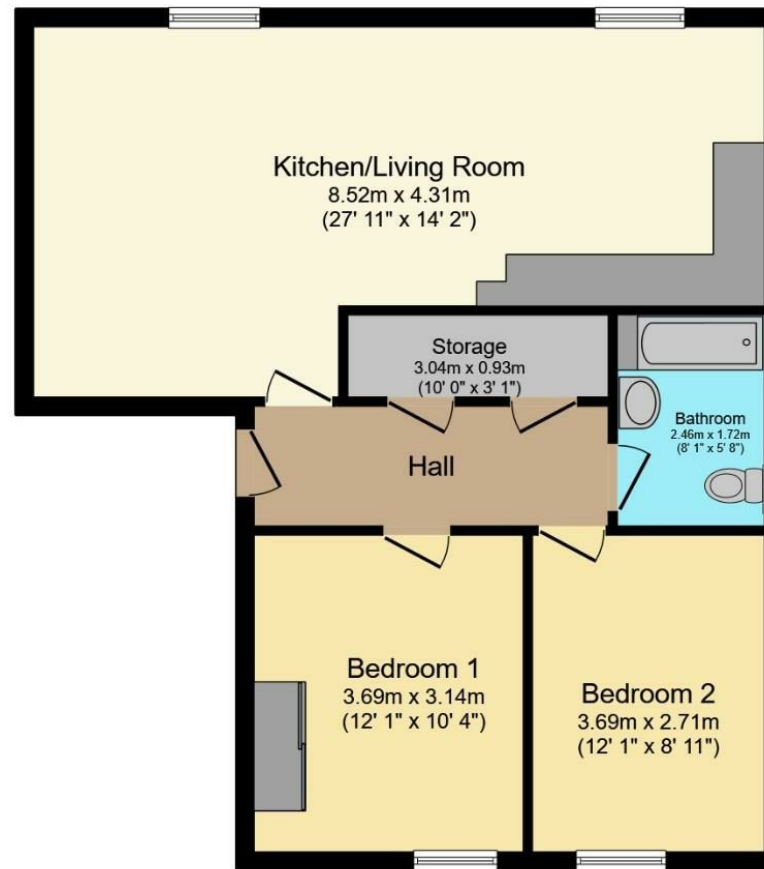




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	





Total floor area 68.2 sq.m. (734 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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