

**FOR SALE**



Ludford Close, Croydon, CR0

**GUIDE PRICE £265,000 Leasehold**

 2

 1

  
**samuel estates**  
YOUR PROPERTY • OUR BUSINESS

# Property Description

Samuel Estates is pleased to offer this lovely 2-bedroom flat located in a modern, gated development in Ludford Close.


As you step inside, you'll be greeted by a spacious, bright living room that offers plenty of space for relaxation and entertainment. The fitted kitchen provides ample room for culinary endeavours. There are two well-proportioned bedrooms and a further contemporary family bathroom. Further benefits include allocated gated parking, well maintained communal gardens, double glazing throughout and excellent neutral decor.

Ludford Close is situated off Duppas Hill Road, located between Croydon Flyover and Epsom Road. Conveniently located near Waddon mainline station and Wandle Park Tram link stop. Croydon Town Centre is also within easy reach, offering a plethora of shopping, commercial, and leisure facilities.

Additionally, this property is offered Chain Free.



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 <b>A</b>		
81-91 <b>B</b>	<b>81</b>	<b>81</b>
69-80 <b>C</b>		
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

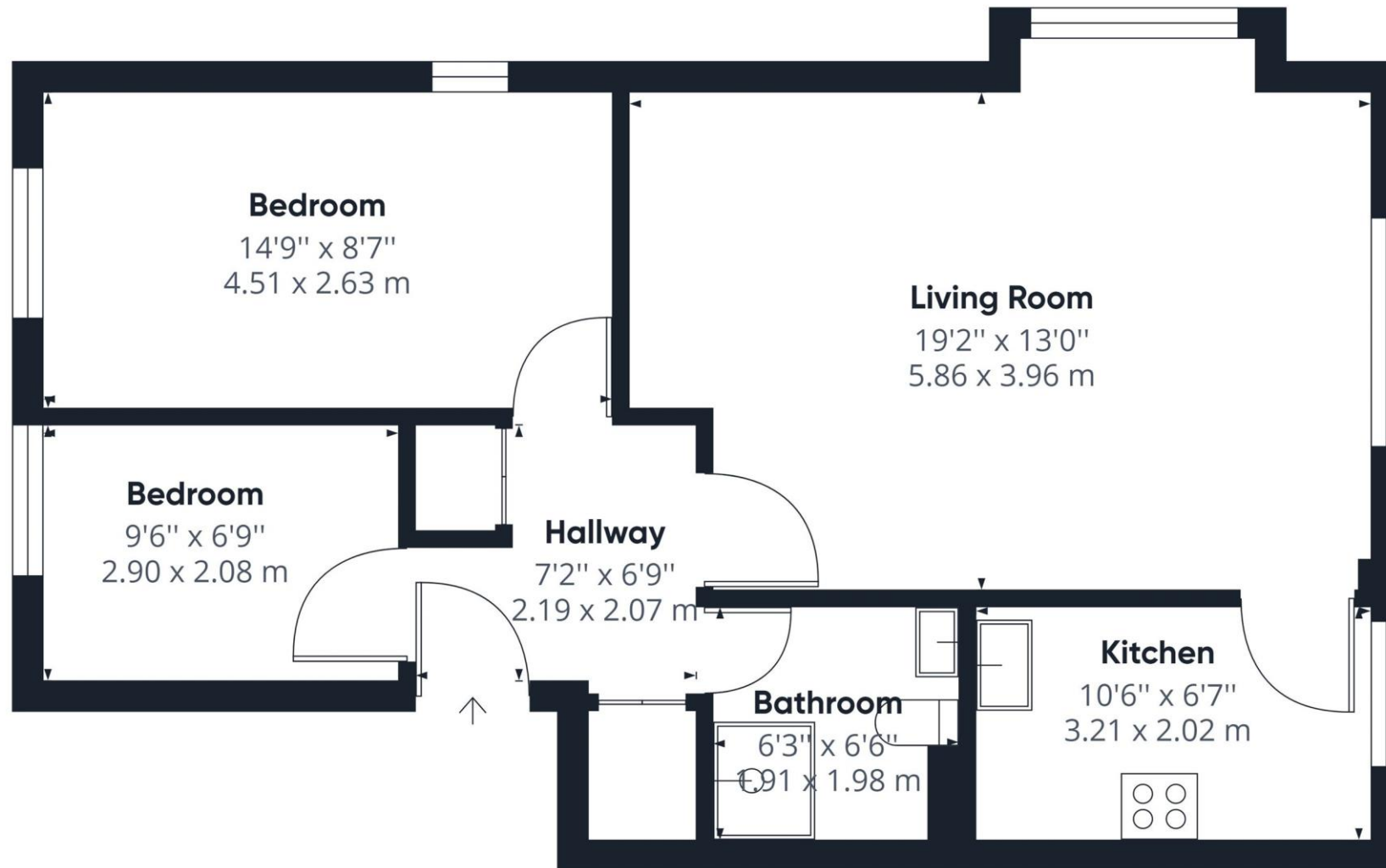
## Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.





Ludford Close, CR0



Approximate total area<sup>(1)</sup>  
625.96 ft<sup>2</sup>  
58.15 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

## Material Information

**Tenure** – Leasehold

**Length Of Lease** – 87 years remaining

**Service Charge** – £1080

**Ground Rent** – £45

**Building Insurance** - £469.15

**Council Tax Band** – C

**Local Authority** – Croydon Council



**Property Type**  
Flat (First Floor)



**Construction Type**  
Brick



**Parking**  
Allocated Parking



**External Wall Survey**  
N/A



**Water Supply**  
Thames Water



**Electricity Supply**  
Mains



**Heating**  
Central Gas Heating



**Broadband**  
Standard/ Superfast/  
Ultrafast



**Mobile Signal**  
Good Coverage

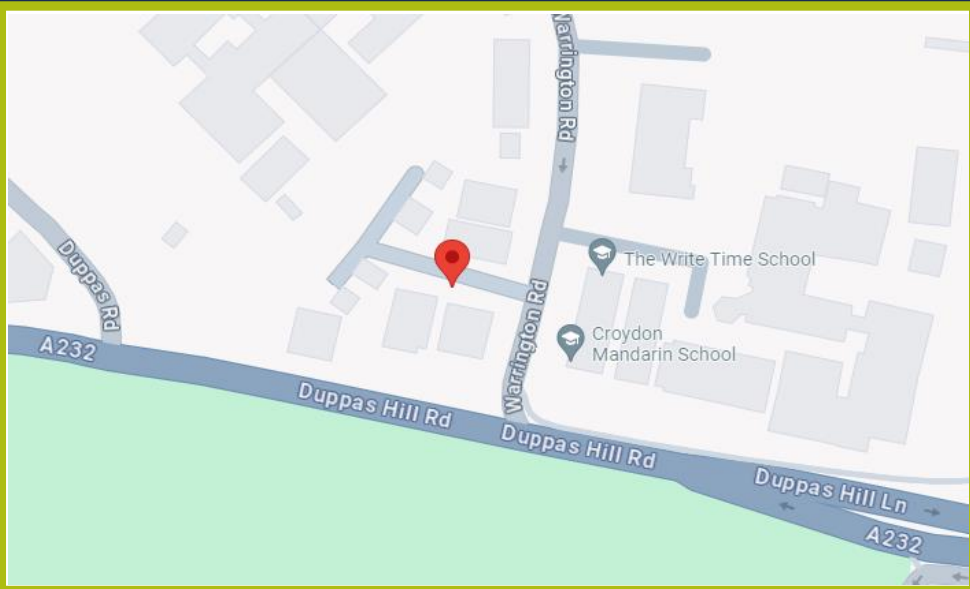


**Flood Risk**

*Has the property been flooded in the past five years: NO*  
Risk Level: Low



**Proposed Development  
in Immediate Locality?**  
None



### Balham

45 Bedford Hill,  
London, SW12 9EY  
☎ 020 8673 4666

### Colliers Wood & Wimbledon

30 Watermill Way,  
London, SW19 2RT  
☎ 020 8090 9000

### Streatham

432/434 Streatham High Road  
London, SW16 3PX  
☎ 0208 679 9889

