

FOR SALE



Nova Road, Croydon, CR0

GUIDE PRICE £200,000 Leasehold

 **2**

 **1**


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Property Description


Offered Chain free this property consists of a first floor featuring a spacious kitchen, reception room, double bedroom, single bedroom, and a bathroom. The property requires full modernisation/refurbishment but offers excellent potential, including scope for further expansion via a loft conversion and rear extension (STPP).

Nova Road is conveniently located within walking distance of Croydon Town Centre, which offers a wide range of shopping and leisure facilities, as well as the proposed Westfield development currently in progress. The property also benefits from being within easy walking distance of West Croydon train and bus stations.



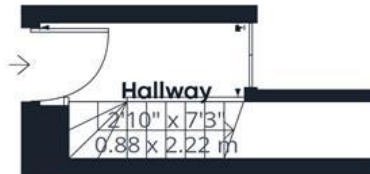
Disclaimer

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		79
55-68 D	64	
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

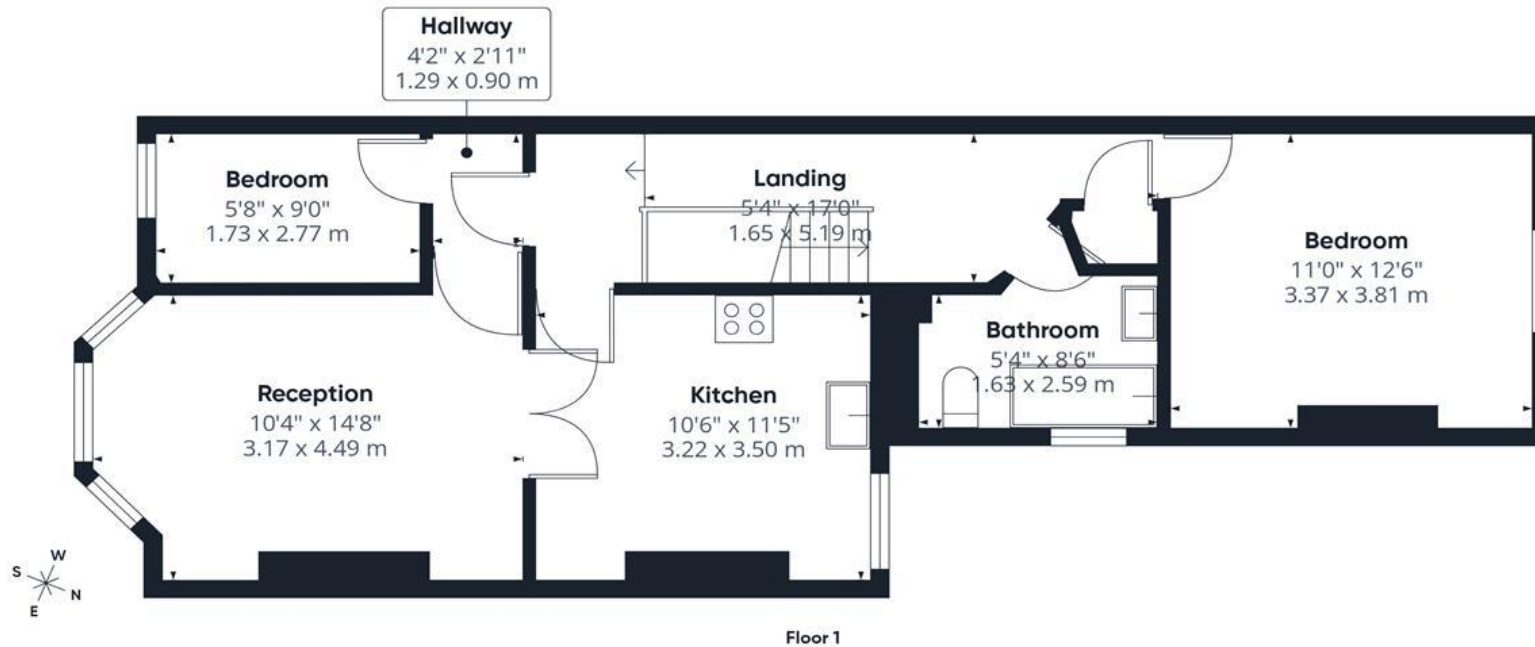






Ground Floor

Approximate total area^m
645 ft²
60 m²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Material Information

Tenure – Leasehold

Length Of Lease – 156

Service Charge – £500

Ground Rent – Peppercorn

Council Tax Band – C

Local Authority – Croydon Council



Property Type
Flat (Terraced)



Construction Type
Brick



Parking
No 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

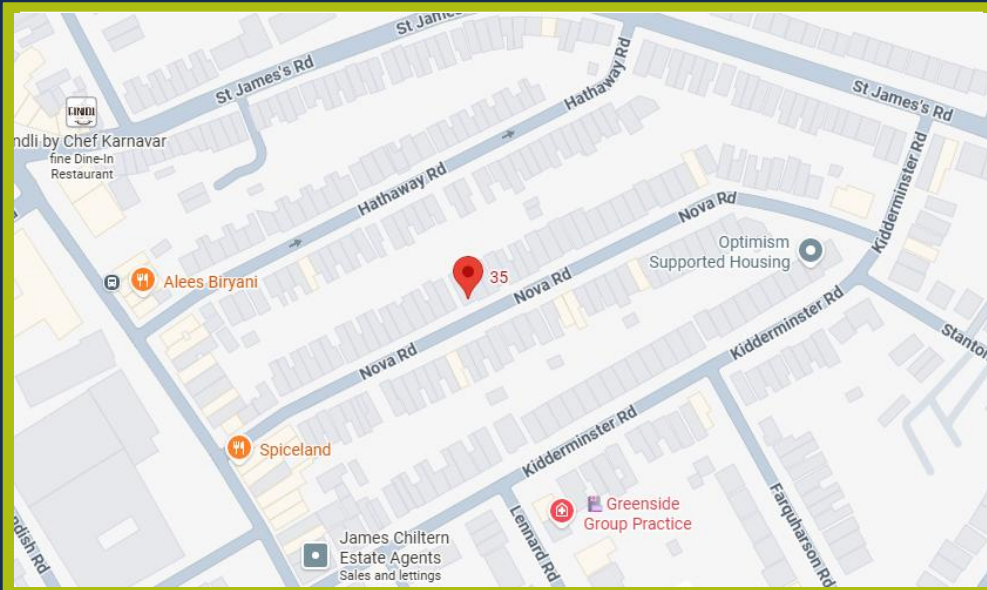


Flood Risk

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



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