

Waldronhyrst, South
Croydon, Surrey, CR2
6NY



TWO DOUBLE BEDROOMS - GROUND FLOOR

A spacious two bedroom ground floor apartment located in South Croydon close to restaurants, shops and amenities and just 0.5 miles to South Croydon Train Station. The accommodation, which is approximately 700 sq ft, has been modernised to a high standard by the current owner and includes a modern fitted kitchen, new bath/shower room and two double bedrooms with plenty of storage. Benefits to the property include parque wood flooring, double glazed windows, communal gardens and resident's parking (on a first come first served basis).

Off street residents parking (first come first served)
Lease - 125 years from 1 January 2001 (104 remaining).
Ground Rent £150 per year.
Service Charge £1300.00 (reviewed yearly).
Council Tax Band - C (approx. £2,103.91 pa)

EPC Rating - D.

Floorplan

WALDRONHYRST CR2
GROSS INTERNAL AREA
TOTAL: 65.5sq.m - 702sq.ft

Room Dimensions:

- Bedroom 1: 3.35 x 2.77 m (11'0" x 9'1")
- Bedroom 2: 3.07 x 3.75 m (10'1" x 12'3")
- Living Room: 3.01 x 4.99 m (9'11" x 16'5")
- Dining: 2.09 x 2.93 m (6'10" x 9'8")
- Kitchen: 1.82 x 3.40 m (6'0" x 11'2")

Pauloshea
bespoke estate agency

Whilst every attempt has been made to ensure the accuracy of this Lettings floor plan measurements of doors, windows, rooms & Sq.footage are approximate. For Identification Purposes only. The actual property will vary. Price on application for a 90 day Licence to use this Plan ©22072022. Not to scale. Floorplan, Photography, Virtual

EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			

Features

- Two Double Bedrooms
- Living room
- Separate Dining Space
- Modern Fitted Kitchen
- Ground Floor
- Newly fitted Bath/Shower Room
- Communal Gardens