



HUDSON & BROWN



40 The Priory, Epsom Road, Croydon, CR0 4NT

Offers invited £270,000

40 The Priory, Epsom Road, Croydon CR0 4NT

Spacious 2-bed flat with share of freehold, just 5 mins from Waddon Station (direct to London Victoria & London Bridge). Set in a well-maintained block, this bright 721 sq. ft. property features an L-shaped lounge/diner, separate kitchen, modern bathroom, two double bedrooms, and excellent storage including 4 hallway cupboards and loft access. EPC rating B. No onward chain. Ideal for first-time buyers or investors. Close to Morrisons, Centrale Shopping Centre, and Duppas Hill Recreation Ground. Approx. £1,600/year service charge. Early viewing recommended.

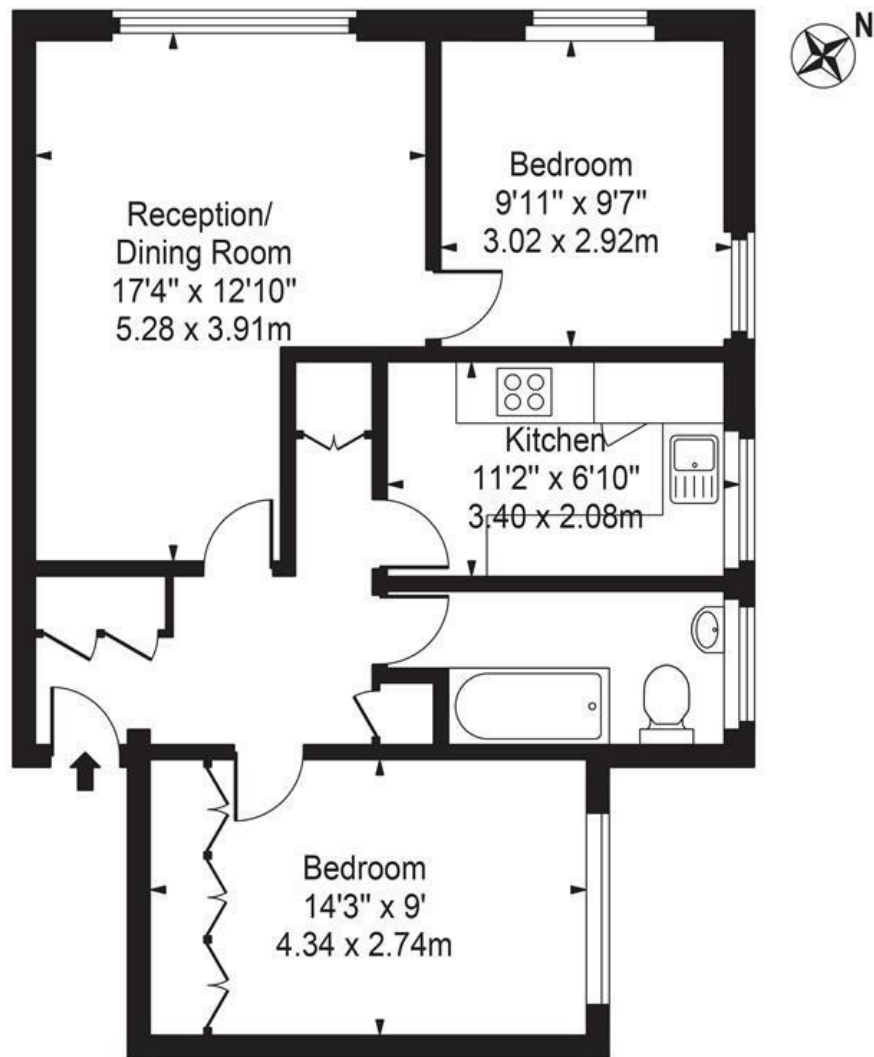


Council Tax Band: C



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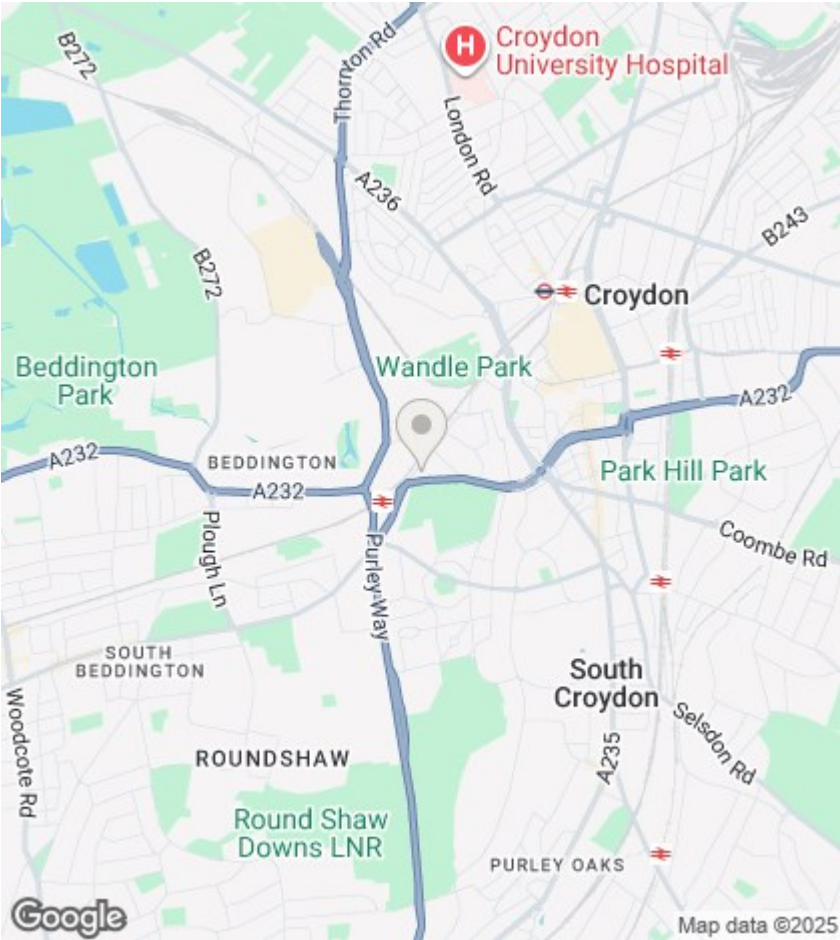
Approx. Gross Internal Area 656 Sq Ft - 60.94 Sq M



First Floor

For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.



Directions

Viewings

Viewings by arrangement only. Call 020 3633 7945 to make an appointment.

EPC Rating:
B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	82
(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	