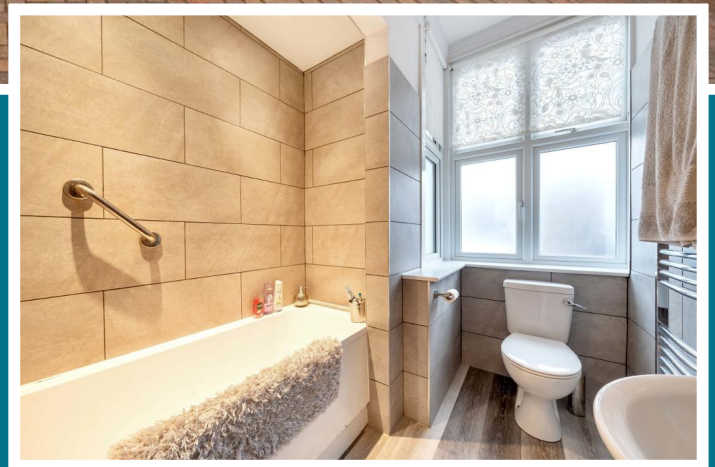


2 Bedroom Flat

Normanton Road, South Croydon, CR2 7AR

£300,000



- ** Share of Freehold **
- 2 double bedrooms
- Ground Floor Flat
- Period conversion
- Direct access to garden
- 999 year lease
- Parking available
- Close to schools & amenities
- Transport links
- Council Tax band C



2 Bedroom Flat

£300,000

Normanton Road, South Croydon, CR2 7AR

Hannah James Estates are proud to present this 2 bedroom period conversion situated on the ever popular Normanton Road.

With share of the freehold and a 999 year lease, this property is definitely one to be viewed.

Comprising of a large reception room which boasts exceptionally high ceilings with period features and original fireplace. French doors open out into the shared garden. The kitchen comes directly off of the reception room and has a range of units and a further door directly into the garden

There are two double bedrooms and a family bathroom.

Service charge is £209 p/m

Location

Normanton Road is located within walking distance from the restaurant quarter of South End which boasts an array of shops and restaurants. South Croydon train station is within walking distance and East Croydon train station is a short bus ride away with fantastic direct links into London Victoria, London Bridge, Gatwick and surrounding areas which makes this property ideal for commuters. There are many Green spaces including Lloyd Park, Addington Hills, Croham Hurst and Coombe Wood Gardens along with various golf courses like Croham Hurst and Purley Downs.

There is a good range of both state and independent schools locally including St Peter's Primary school and Harris Academy Hailing Park and Coombe Wood, Whitgift School and Royal Russell.



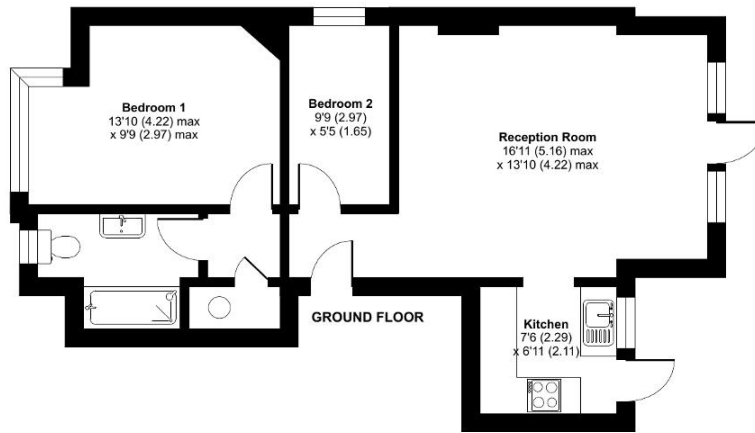


Floorplan(s)

Normanton Road, South Croydon, CR2

Approximate Area = 582 sq ft / 54.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2023. Produced for Hannah James Estates. REF: 1064112

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

Consumer note: These details should not be relied on for accuracy or completeness and do not form part of any agreement. No appliances or warranties are to be tested or examined by us. A prospective buyer should rely entirely on their own conveyancer to enquire as to the title and ownership and any questions they may have about local consents or questions about the area and the sale contract must prevail. Hannah James Estates is regulated by the PRS No. 4386 and is a trading name of Manchesters Solicitors which is Authorised and Regulated by the SRA under SRA No. 58391.