



- two double bedrooms
- Prime position
- Long lease
- Commuters dream!

Barclay Road, Croydon, CR0 1JN

Immaculate and very spacious two double bedroom Conversion situated in a highly sought after central position for East Croydon station and the town centre as well as amenities. This conversion took us by surprise by the sheer size and layout of what it has to offer! Offered for sale with no forward chain, long lease and realistic service charges means this has to be viewed today! Call us now! EPC Rating B. Tax Band C.

Offers In Excess Of £299,995



Property Description

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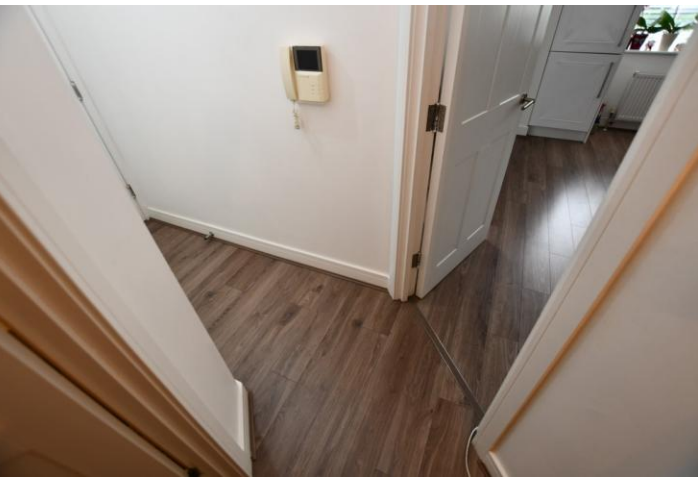
EPC Rating B. Tax Band C.

LEASE Over 100 years.

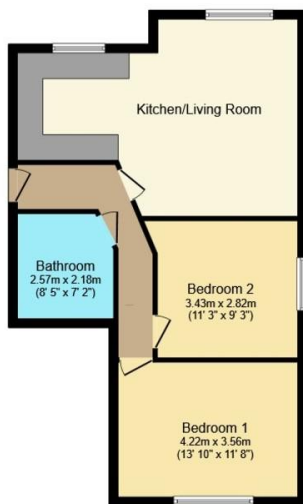
SERVICE CHARGE £1000 PA.

GROUND RENT £250 PA.





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



Floor Plan

Floor area 61.1 sq.m. (658 sq.ft.)

TOTAL: 61.1 sq.m. (658 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements