



9 Engadine Close, Croydon, Surrey, CR0 5UU

**Pollard Machin**  
estate agents since 1885

9

Engadine Close  
Croydon  
Surrey CR0 5UU


**Pollard Machin**

estate agents since 1885

Monthly Rental Of £1,350.00

A WELL PRESENTED FIRST FLOOR ONE BEDROOM FLAT WITH A GARAGE. THIS PROPERTY HAS ELECTRIC HEATING, AMPLE STORAGE AND A PARKING PERMIT. THERE IS A MODERN OPEN PLAN KITCHEN WITH APPLIANCES; FRIDGE-FREEZER, OVEN AND HOB AND A MODERN FITTED BATHROOM, WITH A WASHER/DRYER LOCATED INSIDE IN THE STORE CUPBOARD. THERE IS A SPACIOUS LIVING AREA WHICH CAN BE SPLIT OFF AS A WORK FROM HOME STATION. THERE ARE BUILT IN WARDROBES IN THE BEDROOM. EPC RATING - D. COUNCIL TAX BAND - C. DEPOSIT - £1,380.00. ENGADINE CLOSE IS LOCATED OFF CHICHESTER ROAD IN CROYDON WHICH IS WITHIN REACH OFF EAST CROYDON TRAIN STATION, BUS ROUTES, SHOPS, SUPERMARKETS, LOCAL SCHOOLS AND PARKS.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		80
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	



The Agents has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.



**Viewings Strictly by Appointment Only**

**Pollard Machin Estate Agents**  
45 Limpsfield Road  
Sanderstead  
Surrey  
CR2 9LA  
Tel: 020 8657 4466

Email: [sales@pollardmachin.co.uk](mailto:sales@pollardmachin.co.uk)  
Web: [www.pollardmachin.co.uk](http://www.pollardmachin.co.uk)

**Selling exclusive homes throughout Surrey**

**Pollard Machin**

estate agents since 1885