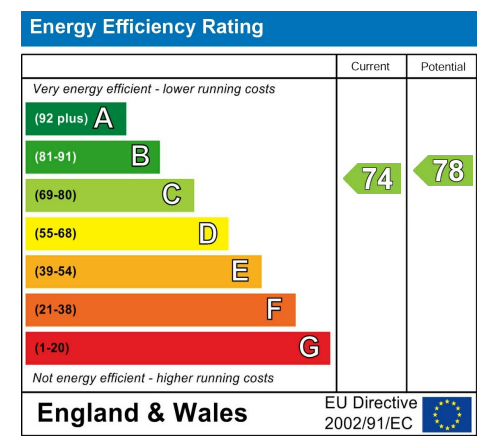


Offers In Excess Of £200,000 Friarswood, South Croydon, CR0 9JN



Welcomed to the market is this CHAIN FREE one bedroom purpose built ground floor flat. Situated in a quiet cul de sac location, conveniently located for shops and amenities, with access to transport links into Croydon and surrounding areas. Internally, the property benefits from a fitted kitchen and bathroom, double bedroom measuring 11'6" x 9'11" with built in wardrobes, double glazed windows, gas central heating throughout and garage situated under bloc and communal grounds. Call now to avoid disappointment. Leasehold 72 years remaining / Service Charge £1408 per year approx / Ground Rent £80 per year approx / Council Tax Band B / EPC Rating C.



TAX BAND: B

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

CHAIN FREE/One bedroom flat

- Quiet cul de sac location
- Located near shops and amenities

- Access to transport links into Croydon

Kitchen

- Built in wardrobes and double glazed windows
- Garage situated under bloc and communal grounds

Bedroom

- Leasehold 72 years remaining
- Service Charge £1408 per year approx / Ground Rent £80 per year approx

- EPC Rating C

Halfway

11'6" x 9'11" (3.52 x 3.04)

Bathroom

8'3" x 5'8" (2.54 x 1.73)

Garage

Communal grounds



Viewing Notes:

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