



Thanet House, Coombe Road Croydon CR0 1QN

A sizeable chain free second floor two bedroom flat for sale in a central location

£230,000
GUIDE PRICE

Description

Set within the well-located Thanet House, this two-bedroom chain free flat offers exceptional potential for buyers seeking a project, a first-time home to make their own, or a buy to let investment opportunity. The property requires some modernisation, providing the perfect blank canvas to create a stylish, contemporary space in one of Croydon's most convenient locations.



 X 2  X 1

Key Features

- Leasehold Flat
- Chain Free
- Central location
- 2 bedrooms, 1 bathrooms
- Spacious living room
- Separate fitted kitchen
- Well positioned for transport links

Lease details

Lease: 125 years from June 1990 with approximately 89 years remaining.

Service Charge: £1770 for the current year

Ground Rent: £150 per annum

Description

The flat features an entrance hall leading to a spacious living room with large windows that draw in plenty of natural light. There is a separate fitted kitchen offering ample worktop space and space for appliances. Both bedrooms are well-proportioned, offering ample space for wardrobes or a home office setup. The bathroom comprising a bath, wash hand basin and WC completes the accommodation. The property benefits from gas central heating via a Vaillant boiler.



Transport Links

- East and West Croydon are both 0.8 miles away
- South Croydon station is just 0.5 miles away
- Bus routes on the High Street connecting Croydon Town centre to Purley, Sanderstead, Shirley and West Croydon.

Thanet House enjoys an enviable position close to Croydon town centre and South Croydon Restaurant Quarter. The property is well positioned for transport links with East Croydon Station, West Croydon station and South Croydon station all under a mile away offering fast and frequent connections into London Bridge, Victoria, and Gatwick Airport.

Local green spaces include Park Hill Park, Lloyd Park and Addington Hills.



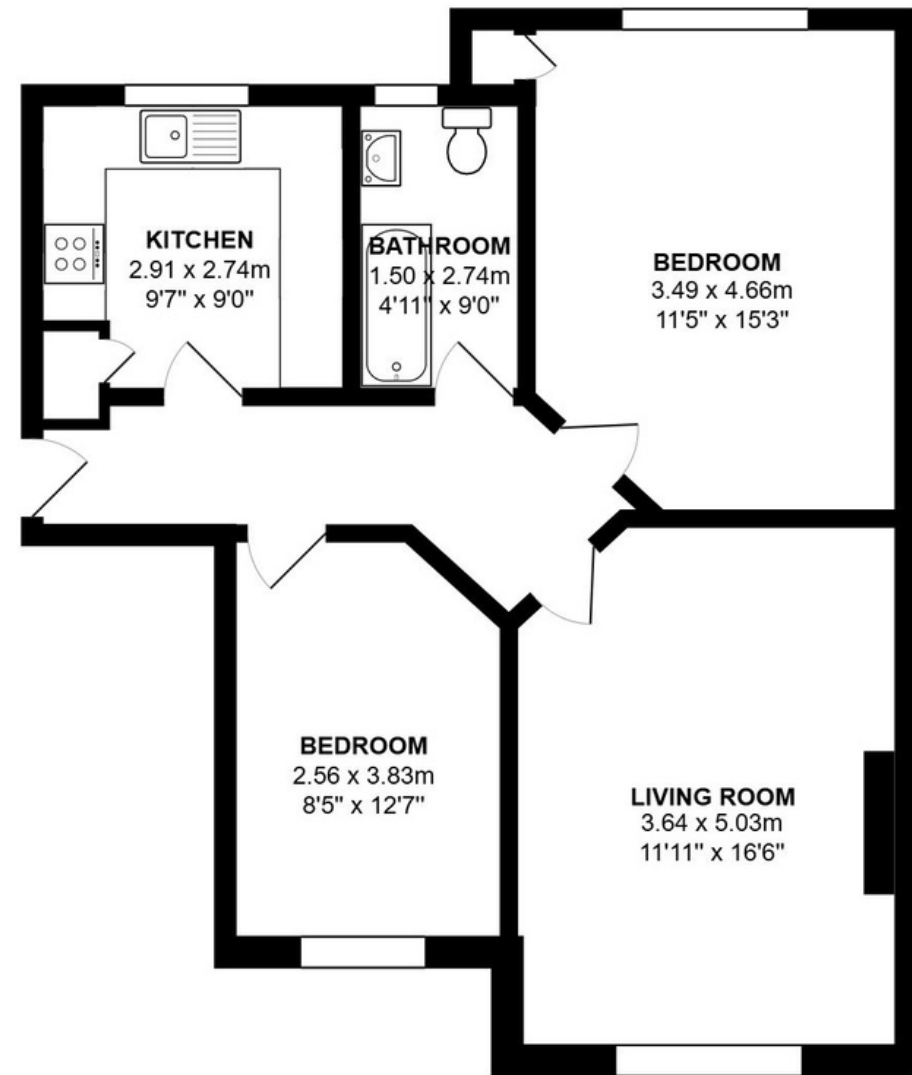
Floor Plan & EPC

- Internal Area:

Total Area: 66.6 m² / 717 ft²

- EPC Rating: B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





To View Contact



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