

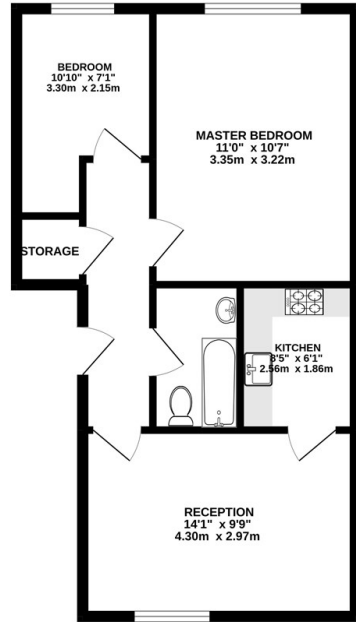


## Flat 2, 25 Cameron Road, Croydon, CR0 2SR

Offers In Excess Of £260,000

- 2 Bedroom Flat
- Bright and Spacious Throughout
- Walking distance to Croydon University Hospital
- Residential Area
- Ground Floor
- Separate Kitchen
- Perfect for FTB
- Allocated Parking Space
- Close to Amenities
- Chain Free

GROUND FLOOR  
504 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA : 504 sq.ft. (46.8 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metropix 12022



## Directions

## Viewings

Viewings by arrangement only. Call 0208 681 8133 to make an appointment.

## Council Tax Band

C

## EPC Rating:

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(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 &amp; Wales</b>		EU Directive 2002/91/EC	