



## Flat 1, 62 Parsons Mead, Croydon, CR0 3SL

£275,000

- SPACIOUS GROUND FLOOR FLAT
- 2 LARGE DOUBLE BEDROOMS
- LONG 995 YEAR LEASE
- GREAT INVESTMENT
- LARGE FITTED KITCHEN / DINER
- GAS CENTRAL HEATING & DOUBLE GLAZED
- NO FIXED SERVICE CHARGE OR GROUND RENT
- RECEPTION ROOM
- HUGE OWN GARDEN
- VACANT POSSESSION AND CHAIN FREE



Whilst every attempt 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 to any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with iMagine 12/2024



## Directions

## Viewings

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

## Council Tax Band

C

## EPC Rating:

D

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>		61	74
(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	