

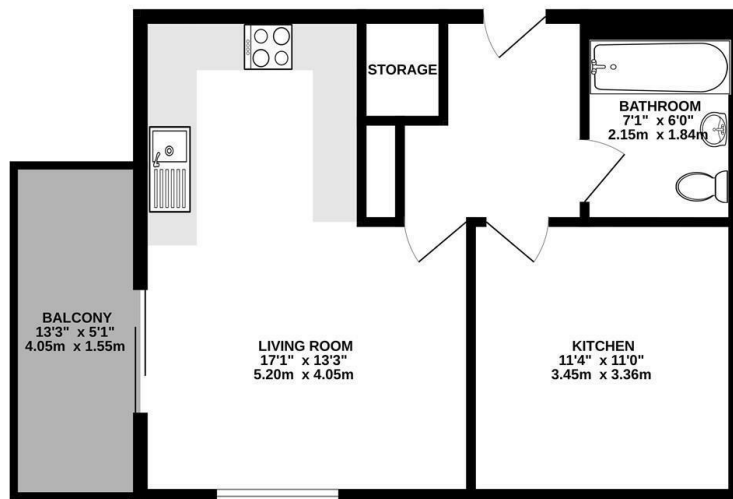


Flat 97, 189 Gary Court London Road, Croydon, CR0 2AZ

Offers Over £195,000

- SPACIOUS 1 BEDROOM APARTMENT
- FULLY FITTED KITCHEN
- IDEAL FIRST TIME HOME OR INVESTMENT PURCHASE
- PRIVATE BALCONY
- 8TH FLOOR ACCESSED VIA LIFTS
- LOCAL TO ALL AMENITIES AND TRANSPORT LINKS
- GOOD ORDER THROUGHOUT
- LONG 250 YEAR LEASE

GROUND FLOOR
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA: 455 sq.ft. (42.3 sq.m.) approx.
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 mis-statement. This plan is for illustration purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operating efficiency can be given.
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Directions

Viewings

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

Council Tax Band

C

EPC Rating:

B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	