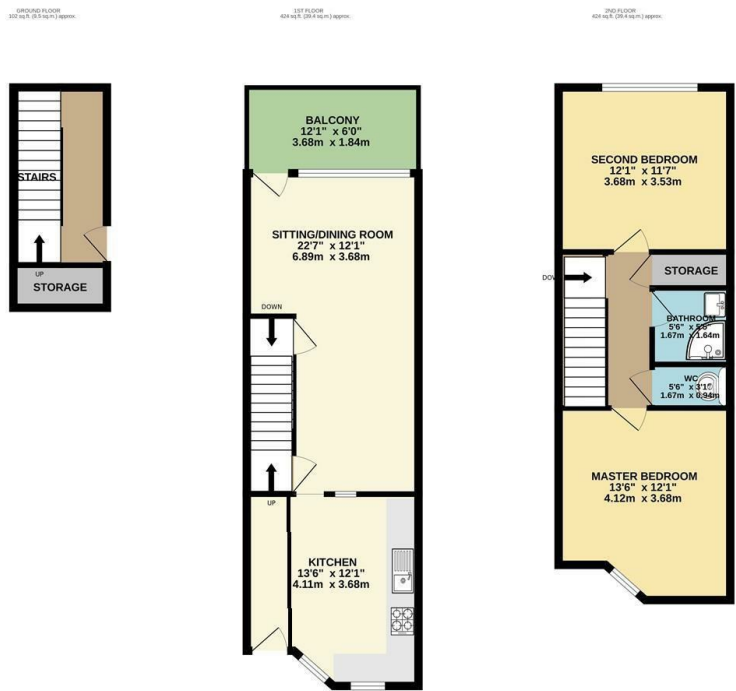




52 Vanguard Close, Croydon, CR0 3RS

Asking Price £250,000

- SPACIOUS 2 BEDROOM FLAT
- GOOD CONDITION THROUGHOUT
- CLOSE TO ALL TRANSPORT LINKS
- SPLIT LEVEL OVER 3 FLOORS
- PRIVATE BALCONY
- LOCAL AMENITIES ALL WITHIN WALKING DISTANCE
- FULLY DOUBLE GLAZED & GAS CENTRAL HEATING
- LONG 185 YEAR LEASE



TOTAL FLOOR AREA: 950 sq ft. (88.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statements. This plan is for information 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 operability or efficiency can be given.
 Made with Metropix 10003



Directions

Viewings

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

Council Tax Band

A

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	77	77
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	