



James Chiltern
Estate Agents



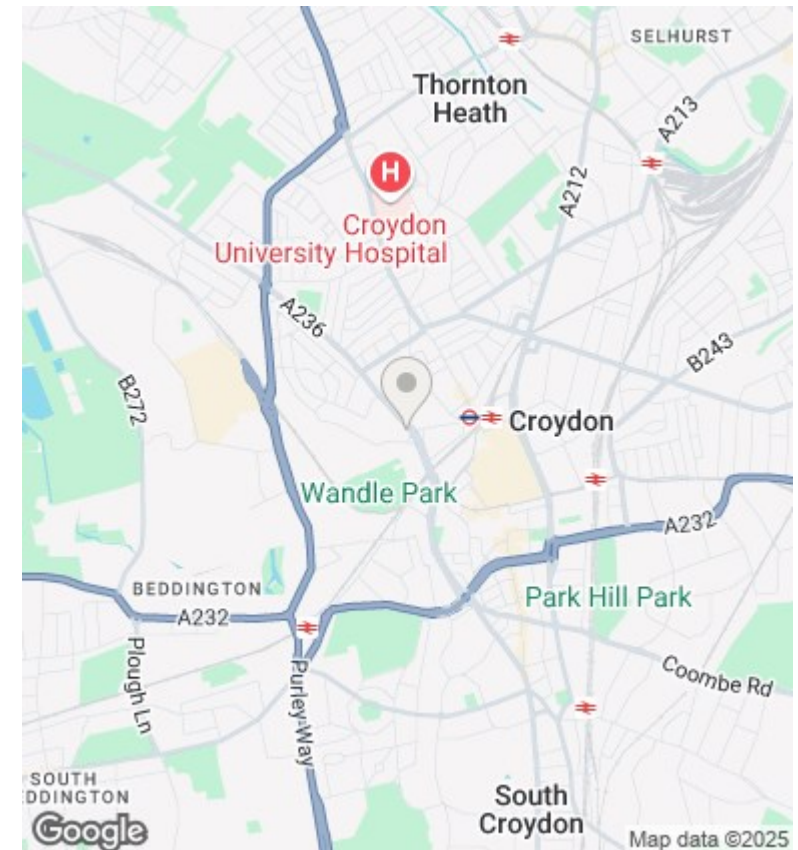
52 Vanguard Close, Croydon, CR0 3RS

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

182 London Road, Croydon, Surrey, CR0 2TE
0208 681 8133

sales@jameschiltern.com
www.jameschiltern.com



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	