

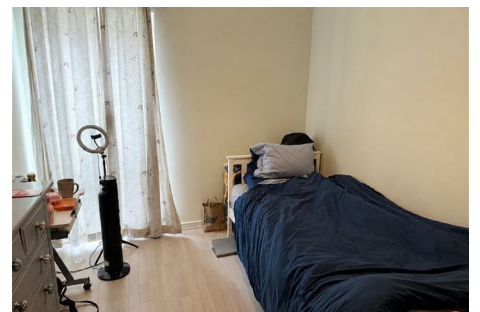
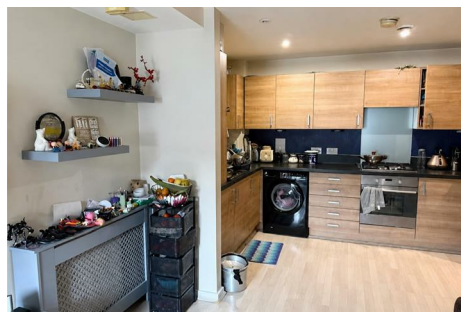


**PANTERA
PROPERTY**

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189 London Road **, Croydon, CR0 2AZ**

A well-proportioned two-bedroom seventh-floor apartment situated within a purpose-built mixed-use development, comprising residential accommodation above ground-floor retail units. The property is conveniently located on London Road, Croydon, with excellent access to local amenities, transport links and shopping facilities.

The apartment is accessed via a communal entrance with lift service to all floors and benefits from a Juliet balcony providing elevated views. The property is considered suitable for owner-occupiers and investors alike.

£235,000

189 London Road

, Croydon, CR0 2AZ

- Vacant Possession
- Council Tax Band – D
- Leasehold – long leasehold
- Local Authority – Croydon Council
- 578 sq.ft
- Juliet balcony

Property Description

The property is sold with vacant possession.

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Accommodation

The accommodation extends to approximately 578 sq. ft. and comprises:

Entrance hallway with laminate wood-effect flooring.

Open-plan reception room and kitchen with fitted wall and base units, built-in oven, hob and sink unit, together with a Juliet balcony.

Bedroom one with laminate wood-effect flooring and window.

Bedroom two with laminate wood-effect flooring and window.

Bathroom comprising bath with overhead shower, wash hand basin and WC.

Ground rent is £350 per annum.

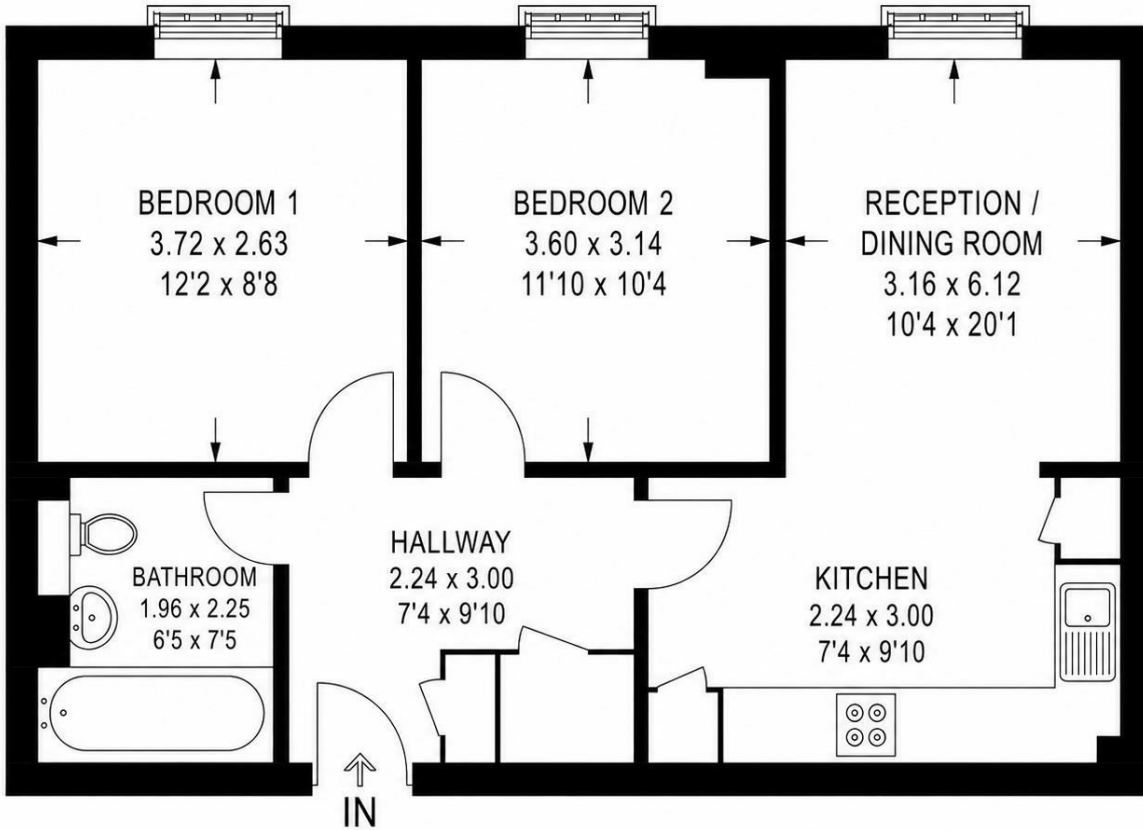
Service charges are £227.38 pcm.

Please call the office on 0330 118 6610 and ask for George for any further details.

Location

The property occupies a prominent position on London Road within Croydon, providing convenient access to a wide range of local shops, supermarkets, restaurants and leisure facilities. Croydon town centre is within easy reach, together with East and West Croydon stations offering regular services into Central London and beyond.





7TH FLOOR
578 SQ FT (53.7 SQ M)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		81	
(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	



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