

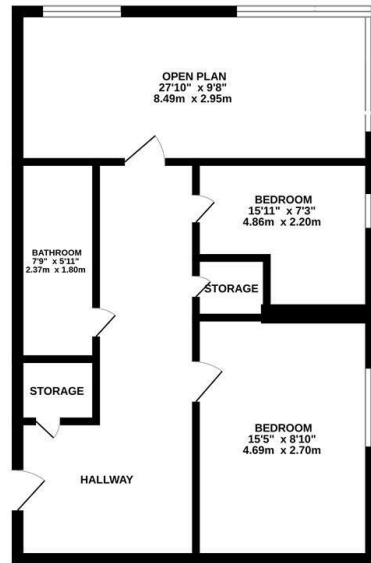


## Flat 3, Gary Court 189 London Road, Croydon, CR0 2DR

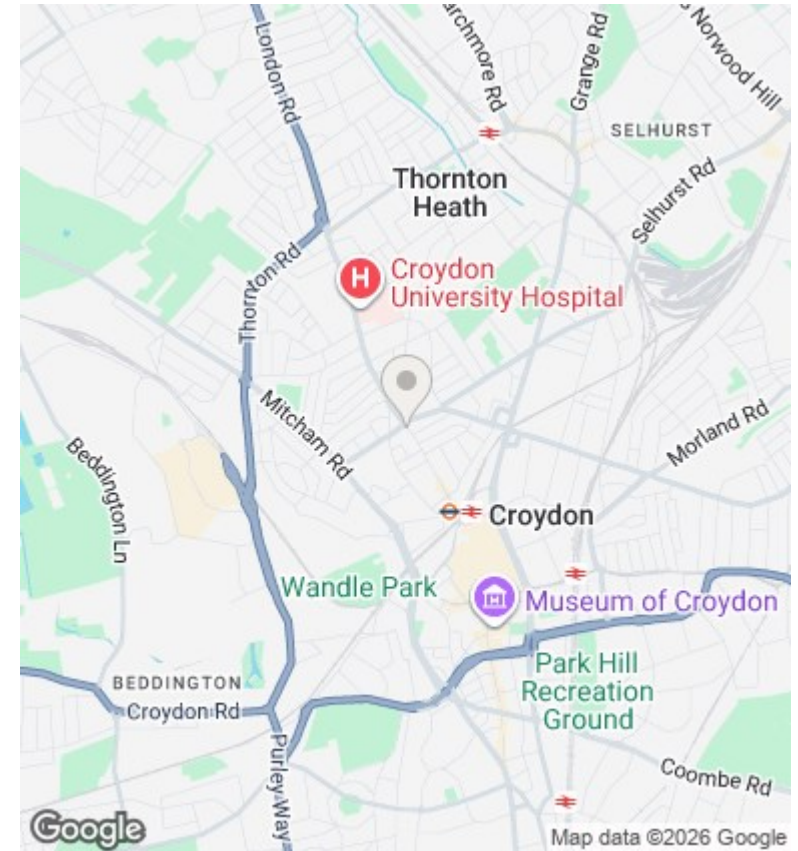
Asking Price £250,000

- SPACIOUS 2 BEDROOM APARTMENT
- 2ND FLOOR ACCESSED VIA LIFTS
- LOCAL TO ALL AMENITIES AND TRANSPORT LINKS
- GOOD ORDER THROUGHOUT
- LONG 230 YEAR LEASE
- OWN ALLOCATED PARKING SPACE
- FULLY FITTED KITCHEN
- IDEAL FIRST TIME HOME OR INVESTMENT PURCHASE

GROUND FLOOR  
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA: 493 sq.ft. (45.8 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the figures 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

D

## EPC Rating:

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>			
(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	