

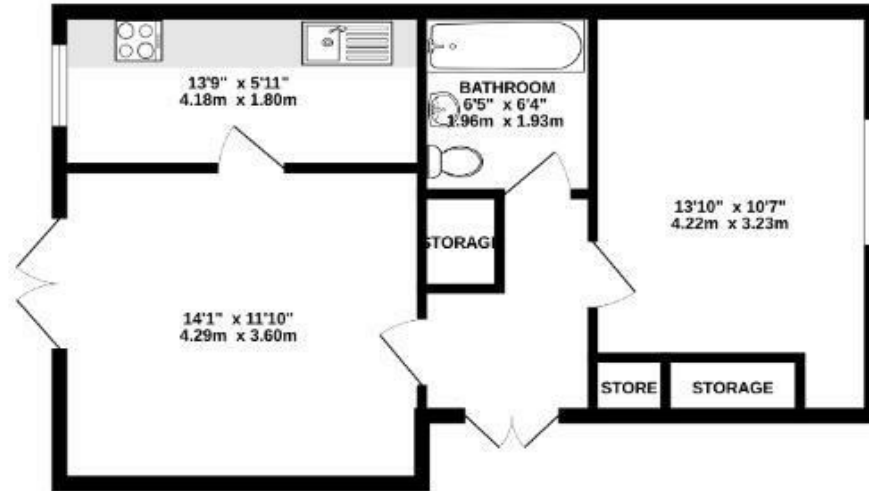


68 Cotelands, Croydon, CR0 5UF

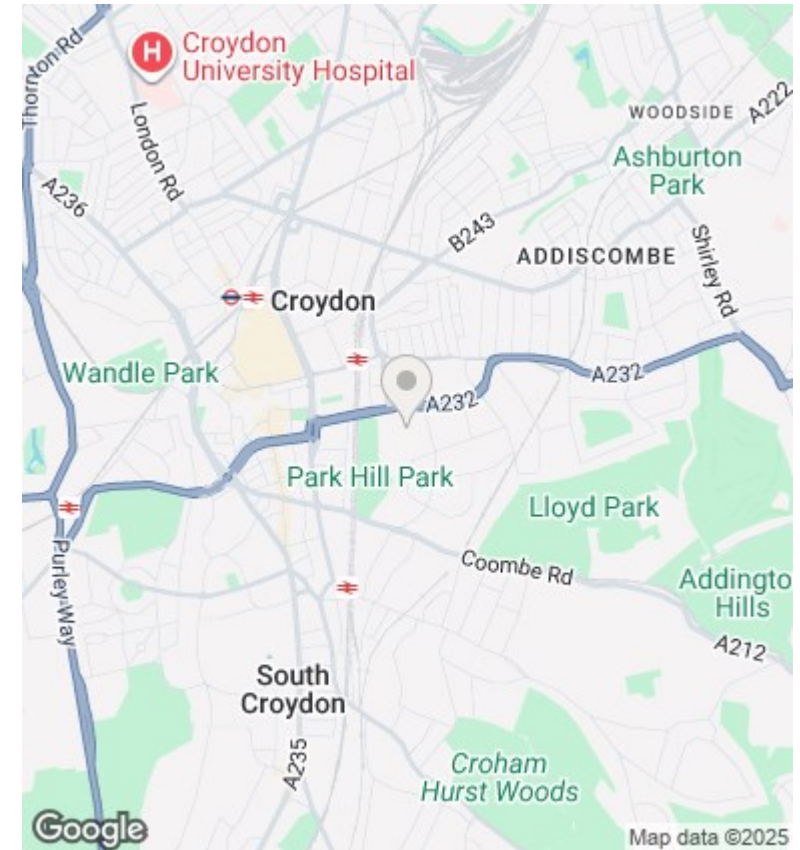
Offers In The Region Of £250,000

- Spacious One-Bedroom Ground Floor Flat
- Separate Fitted Kitchen
- Private Garage Included
- Perfect For First-Time Buyers Or Downsizers
- Located In A Well-Maintained Purpose-Built Block
- Good-Sized Double Bedroom
- Quiet And Well-Kept Residential Area
- Bright And Airy Reception Room
- Neatly Presented Bathroom
- Close To Local Amenities And Transport Links

GROUND FLOOR
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA: 508 sq.ft. (47.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floor plan, measurements of rooms, windows, doors and all other items are approximate and no responsibility is taken for any error, omission or misstatement. It is advised that all dimensions should be used as a guide only and not as a basis for any subsequent purchase. The services, systems and specifications shown have not been tested and no guarantee is made as to their availability or effectiveness.



Directions

Viewings

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

Council Tax Band

C

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		71	78
(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	