



Cabot Close | | Croydon | CR0 4FP

Asking Price £250,000

BOND & SHERWILL
EST. 1908

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Perfect for commuters this first-floor, two-bedroom apartment is ideally situated within a cul-de-sac and benefits from good proximity to both Wandle Park & Wandle Park Tram Stop.

The interior benefits from two good-size bedrooms, a bathroom, en-suite and an open-plan lounge/kitchen.

Additional features this property benefits from include a balcony, allocated underground parking, and lift access.

Wandle Park Tram Stop offers transport to a variety of destinations including Wimbledon, West Croydon & East Croydon, while buses are also available locally. Shopping facilities include Sainsbury's and Ikea while Central Croydon offers a wide-range of bars, restaurants, gyms & amenities.

Popular local schools include Harris Academy Primary School and Coombe Wood Secondary School as well as popular local nurseries.

Hallway

The hallway includes wooden flooring, radiator, cupboard and smoke alarm.

Bedroom One

Bedroom one includes double-glazed window and radiator.

En-Suite

The en-suite includes tiled floor, low-level W.C with dual-flush & concealed cistern, wash-hand basin with stainless-steel mixer tap, shower enclosure with hose attachment, chrome towel rail, partially-tiled walls and down-lights.



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Bathroom

The bathroom includes tiled floor, partially-tiled walls, panel-enclosed bath, wash-hand basin with stainless-steel mixer tap, low-level W.C with dual-flush & concealed cistern, chrome towel rail and down-lights.

Bedroom Two

Bedroom two includes double-glazed window and radiator.

Lounge Area

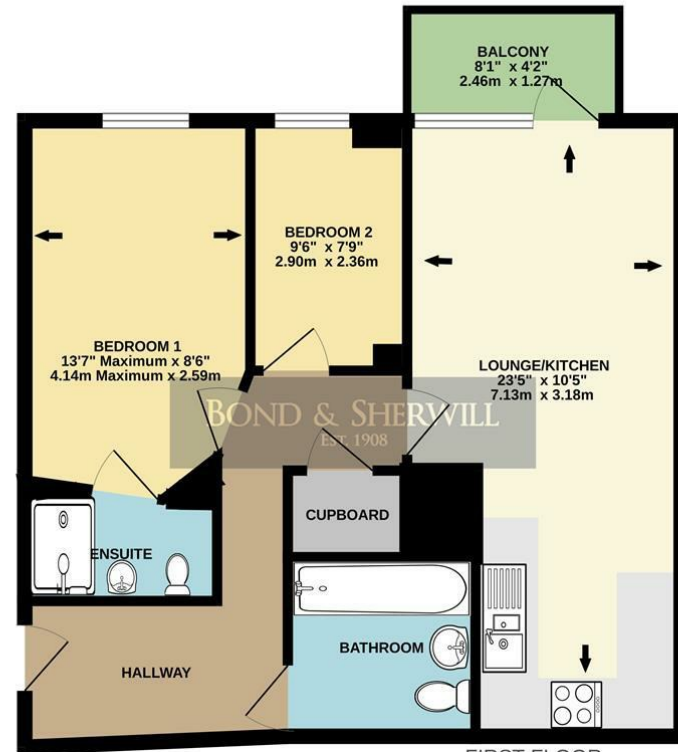
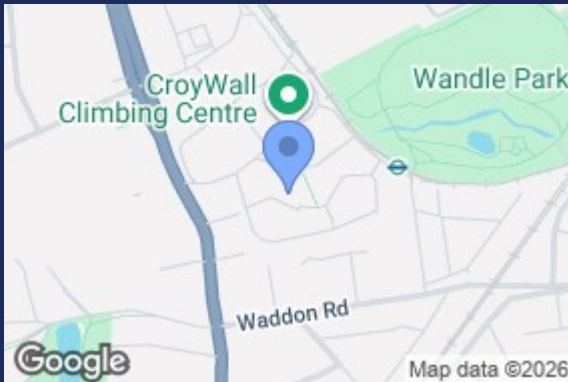
The lounge area is open-plan with the kitchen. Features include wooden flooring, radiator, video entry system, double-glazed window and double-glazed glass-panel door leading to balcony.

Kitchen Area

The kitchen area includes wooden flooring, wall & base level units with work surface area, one & a half bowl sink with drainer, partially-tiled walls, fridge-freezer, washer/dryer, oven, four-ring electric hob with concealed extractor hood and down-lights.

Balcony





FIRST-FLOOR
572 sq.ft. (53.1 sq.m.) approx.

TOTAL FLOOR AREA : 572 sq.ft. (53.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(81-91) B			
(69-80) C		78	78
(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	

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