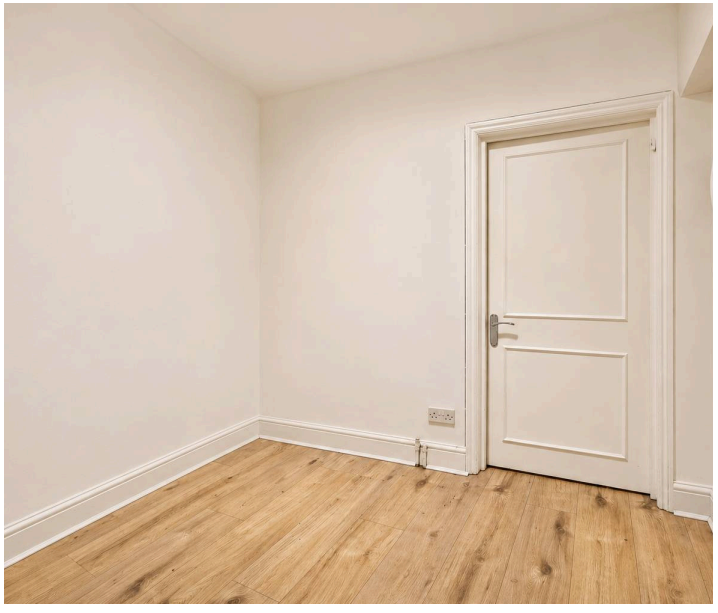


Blenheim Crescent, South Croydon

£280,000







Blenheim Crescent, South Croydon

One bedroom South Croydon flat with a private garden, allocated parking and excellent transport links. Lease extension to 125 years is in progress.
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Private rear garden measuring approximately 21'2 x 12'4
- Attractive one-bedroom ground floor conversion flat
- Private communal parking space
- Walking distance to South Croydon, Sanderstead, Purley Oaks and Purley stations
- Excellent transport links into Central London
- Lease currently being extended to 125 years, offering long-term security and improved mortgageability
- Service charge of approximately £100 per month Ground rent of approximately £100 per annum
- Close to the forthcoming Marks & Spencer and Lidl developments
- Approximately 3-minute walk to Anytime Fitness Purley Convenient access to local cafés, restaurants, shops and amenities
- A sought-after South Croydon location, offering excellent amenities and an abundance of nearby green spaces







Patio
21' 2" x 12' 4" (6.45m x 3.76m)

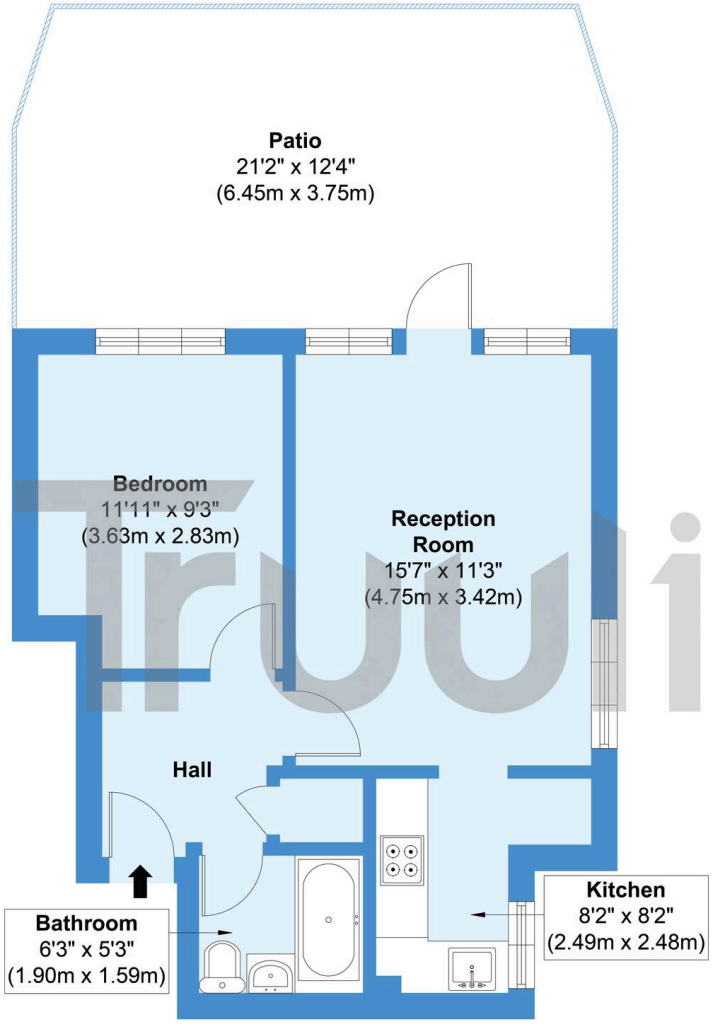
Reception
15' 7" x 11' 3" (4.75m x 3.43m)

Kitchen
8' 2" x 8' 2" (2.49m x 2.49m)

Bathroom
6' 3" x 5' 3" (1.91m x 1.60m)

Bedroom
11' 11" x 9' 3" (3.63m x 2.82m)

Blenheim Crescent, CR2



Ground Floor
Approximate Floor Area
437 sq. ft
(40.60 sq. m)

Approximate Gross Internal Area = 40.60 sq m / 437 sq ft

This floor plan is not to scale and measurements and areas are approsimate and therefor snould be used for illustrative purposes only. maximum widths and lengths are represented on the floor plar. The plan has been prepared in accordance with the RICS Code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on fithereis any aspact of particular importance, you should carry out or commission your own inspection at the property.



Truuli

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