

FOR SALE



Redgrave Close, Croydon, CR0

Offers In Excess Of £150,000 Leasehold

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 **1**


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Property Description

Cash Buyers Only.

A charming first floor studio flat nestled in a well-maintained block, boasting convenience, comfort, and a serene environment. With allocated parking and access to communal gardens, this flat offers a delightful blend of practicality and tranquillity.

Upon entering, you're greeted by a generously sized living space that's well proportioned, providing ample room for various furniture arrangements. The galley kitchen has an electric oven and hob. A large window in the kitchen provides plenty of natural light.

Situated near an array of amenities and excellent transportation links, including various bus routes, the tram link going to Wimbledon, and East Croydon mainline station, this flat offer easy access to various destinations such as London Victoria, Three Bridges and Brighton.

Whether you're stepping into homeownership for the first time or seeking an investment opportunity, this property presents an enticing choice. It's well-maintained features, combined with its strategic location and desirable amenities, make it an appealing option.

Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
	72	82
England & Wales		EU Directive 2002/91/EC





Bathroom
7'5" x 4'6"
2.27 x 1.38 m



Kitchen
7'8" x 5'7"
2.36 x 1.71 m

Living Room
10'7" x 15'10"
3.25 x 4.84 m

Hallway
4'9" x 4'7"
1.47 x 1.41 m

Approximate total area⁽¹⁾
294.73 ft²
27.38 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Material Information

Tenure – Leasehold

Length Of Lease – 959 years remaining

Service Charge – £1612.41

Ground Rent – £0

Council Tax Band – B

Local Authority – Croydon Council



Property Type
Flat (Purpose Build)



Construction Type
Brick



Parking
Allocated Parking



External Wall Survey
N/A



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Electric Communal



Broadband
Standard/ Superfast



Mobile Signal
Good Coverage

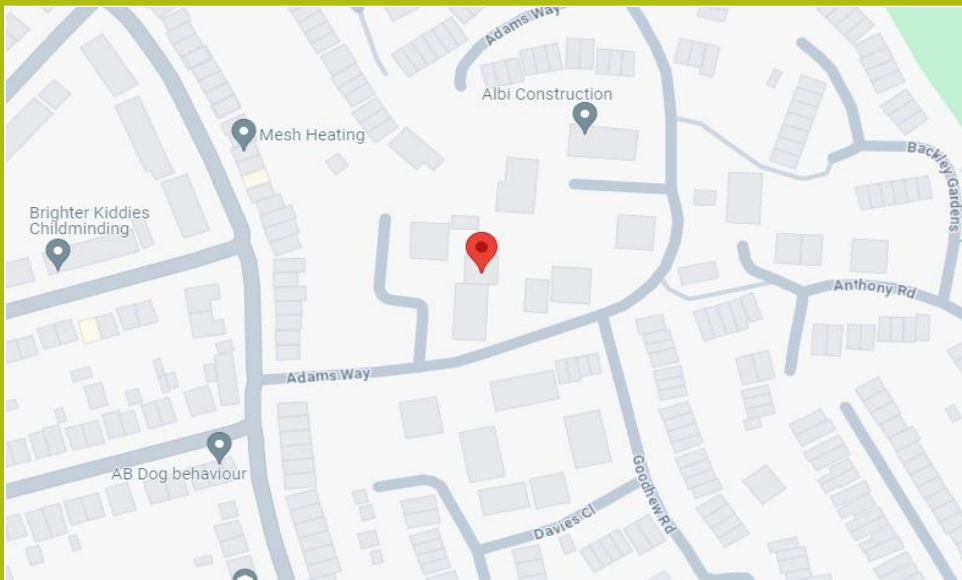


Flood Risk

Has the property been flooded in the past five years: NO
Risk Level: Low



**Proposed Development
in Immediate Locality?**
None



Balham

45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT
☎ 020 8090 9000

Streatham

432/434 Streatham High Road
London, SW16 3PX
☎ 0208 679 9889



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