



91 OUTRAM ROAD CROYDON, CR0 6XJ

£135,000
LEASEHOLD

An quaint and appealing studio apartment situated on Outram Road, offering a convenient location for East Croydon Station, approximately 0.7 miles away, and Addiscombe Recreation Ground, around 0.3 miles from the property.

The accommodation comprises a studio living and sleeping area, a separate kitchen and a bathroom. Previously achieving a rental income of £1,100 per calendar month, the property may prove particularly attractive to buy-to-let investors, as well as first-time buyers seeking a well-connected Croydon base.

Further benefits include a long lease with approximately 151 years remaining and residents' on-street parking, subject to permit availability.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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