

FOR SALE



Rowland Court, Croydon, CR0

Offers In Excess Of £200,000 Share of Freehold

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Property Description

This beautifully presented one-bedroom top floor flat has recently been redecorated and is ideally situated just a few minutes' walk from East Croydon. Offered to the market chain free, the property is perfect for first-time buyers, investors, or those seeking a straightforward purchase.

The flat features a generously sized double bedroom with stunning views, an open-plan kitchen/living room with ample space, and a modern three-piece bathroom equipped with a shower over the bath. This flat is offered Chain Free. Large windows throughout flood the apartment with natural light, creating a welcoming and spacious feel and additionally comes with gated allocated parking.

Perfectly positioned next to a tram stop and within easy reach of East Croydon Station (Southern and Thameslink services) and the popular Centrale Shopping Centre, this home offers excellent transport links and convenient access to local amenities.

Disclaimer

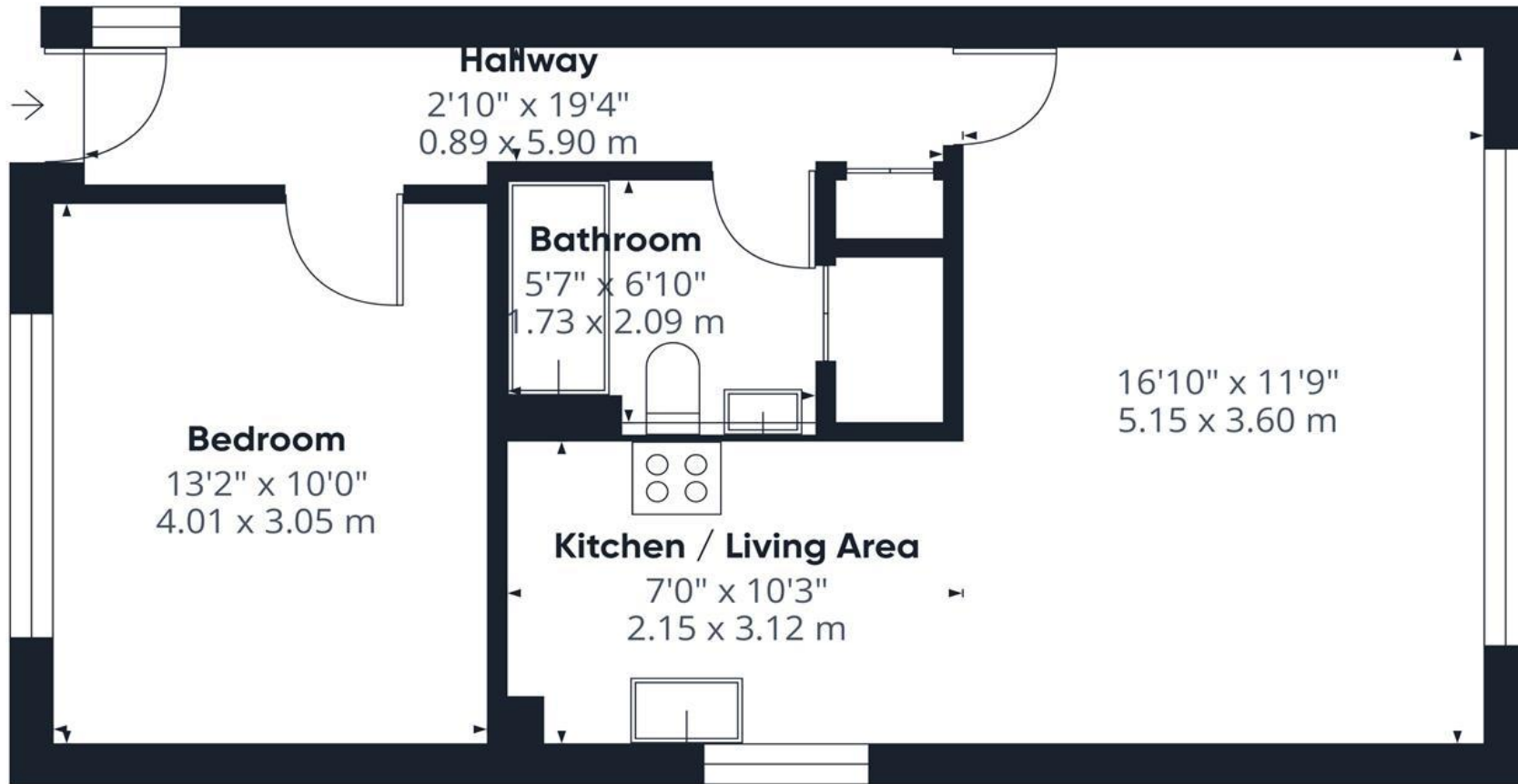
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		73
55-68 D	59	
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 







Approximate total area^m
535 ft²
49.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Material Information

Tenure – Leasehold

Length Of Lease – 999 years remaining

Service Charge – £2,142.92

Ground Rent – £0

Council Tax Band – B

Local Authority – Croydon Council



Property Type
Flat (Top Floor Flat)



Construction Type
Brick



Parking
Allocated Parking



External Wall Survey
N/A



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Electric
Communal



Broadband
Standard/ Superfast/
Ultrafast



Mobile Signal
Good Coverage

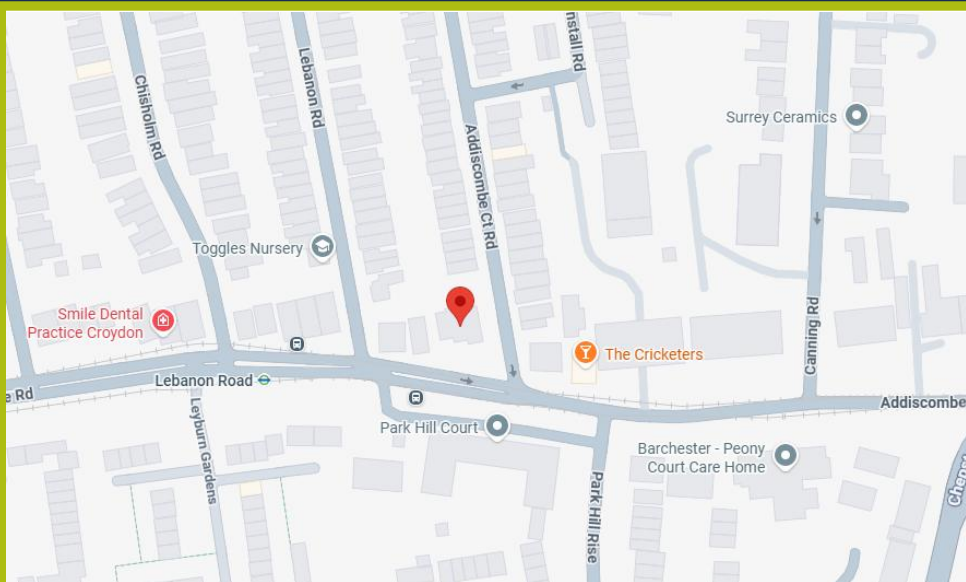


Flood Risk

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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