



Park Lane
Croydon, CR0 1JE

Guide Price £205,000

GAO
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MAIN FEATURES:

- **First Floor Apartment**
- **Open Plan Kitchen/Lounge/Diner**
- **Two Bedrooms & Bathroom/WC**
- **Large Communal Garden**
- **Off Road Parking**
- **Landlords Only**

A compelling investment opportunity on Park Lane, an attractive first-floor apartment situated in one of Croydon's most convenient and well-connected locations. This appealing property is offered to landlords only, with the added advantage of an existing reliable, paying tenant, ensuring immediate rental income from the moment of completion. The flat features a good-sized open-plan kitchen/lounge/diner, creating a bright and sociable living space that appeals to modern tenants. There are two well-proportioned bedrooms and a bathroom/WC, offering comfortable accommodation suitable for professionals, couples or small families. Residents benefit from a large communal garden, ideal for relaxation and outdoor enjoyment, as well as off-road parking, a highly sought-after advantage in this central position.

Park Lane places tenants just moments from Croydon's excellent transport links, including East and South Croydon stations, providing swift connections into Central London, Gatwick and beyond. The area is known for its vibrant shopping and dining scene, close to the Whitgift Centre, Boxpark and local independent cafés. Green spaces such as Park Hill and Wandle Park offer welcome escapes from city life. A strong rental location with consistent demand, this property is a superb addition to any landlord's portfolio.

MEET THE TEAM



Tom Cranenburgh



Lewis Foster



Ruby Richards



Ray Aguirre

We are here to help with any questions or information you need.

Are you looking for a solicitor or mortgage?
We can help arrange an appointment - Get in touch.



This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

www.getanoffer.co.uk

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 77 C |
| 55-68 | D | 64 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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