



9 Engadine Close, Croydon, Surrey, CR0 5UU

Pollard Machin
estate agents since 1885

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Croydon
Surrey CR0 5UU

£255,000

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Description

Located in the heart of Engadine Close, this well-presented one bedroom apartment offers bright and practical living space, ideal for first-time buyers, investors, or professionals seeking excellent transport connections and local amenities.

Council Tax Band C. EPC Rating D.

Lease term remaining - 135 years, ground rent £120 per annum and service charge £1885.09 per annum.

Accommodation

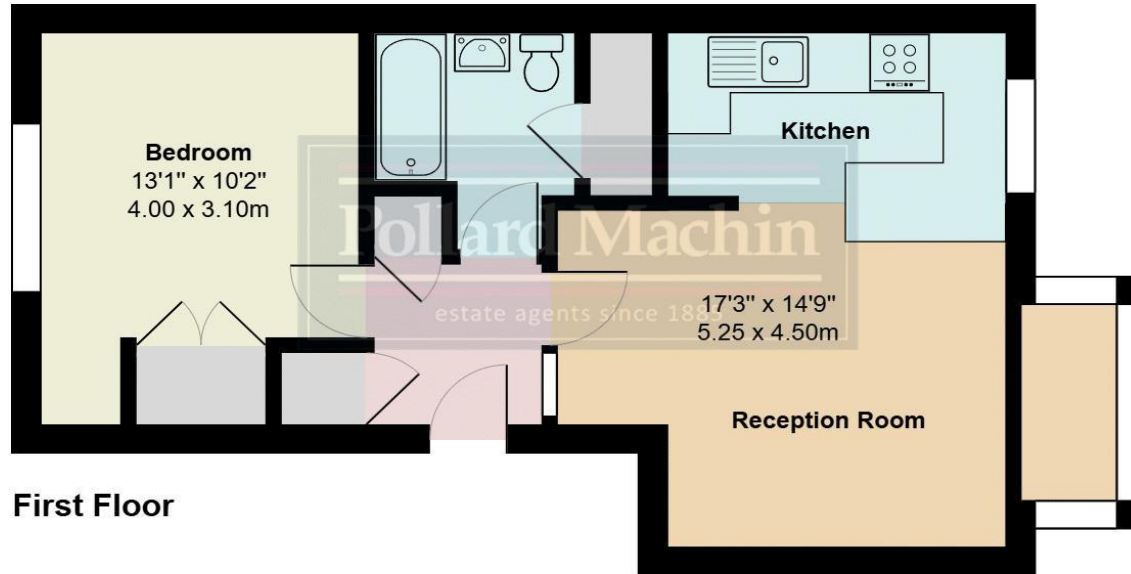
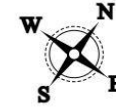
The property features a spacious reception room with ample room for both living and dining, complemented by a modern kitchen with a range of wall and base units and workspace for everyday convenience. One double bedroom offers comfortable accommodation with good natural light while the bathroom is finished in a clean and contemporary style. Further benefits include a secure entry system, useful storage space, garage en bloc, double glazing and a well-maintained communal setting.

Location

The property is conveniently positioned within easy reach of local shops, cafes and excellent transport links into Central London making it a fantastic option for commuters. Croydon town centre is nearby offering an extensive selection of retail, leisure and dining facilities together with access to East Croydon station and tram services. Nearby Lloyd Park offers a wide range of recreational amenities, football pitches, playgrounds, café facilities and regular community events.

Early viewing is highly recommended to fully appreciate the space, location and potential this attractive home has to offer.





First Floor

Engadine Close, Croydon, CR0
Approx. Gross Internal Area 473sq ft / 44sq meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data shown.
 Plan produced by AR Net Media - www.arnetmedia.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.





Viewings Strictly by Appointment Only

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