

FOR SALE



Medway Court, Selhurst, SE25

GUIDE PRICE £200,000 Leasehold

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Property Description

Located in the sought-after area of Selhurst, this beautiful flat in Medway Court presents an excellent opportunity for comfortable and stylish living. The property features a generous reception room, a spacious double bedroom, a sleek modern bathroom, and a large kitchen, perfectly combining practicality with contemporary design.

Positioned on the second floor, this chain-free flat presents an excellent opportunity for buyers looking to put their own stamp on a property and create their ideal home. Additionally, the property benefits from allocated residents parking and being chain free.

Don't miss your chance to make this charming property your new home.



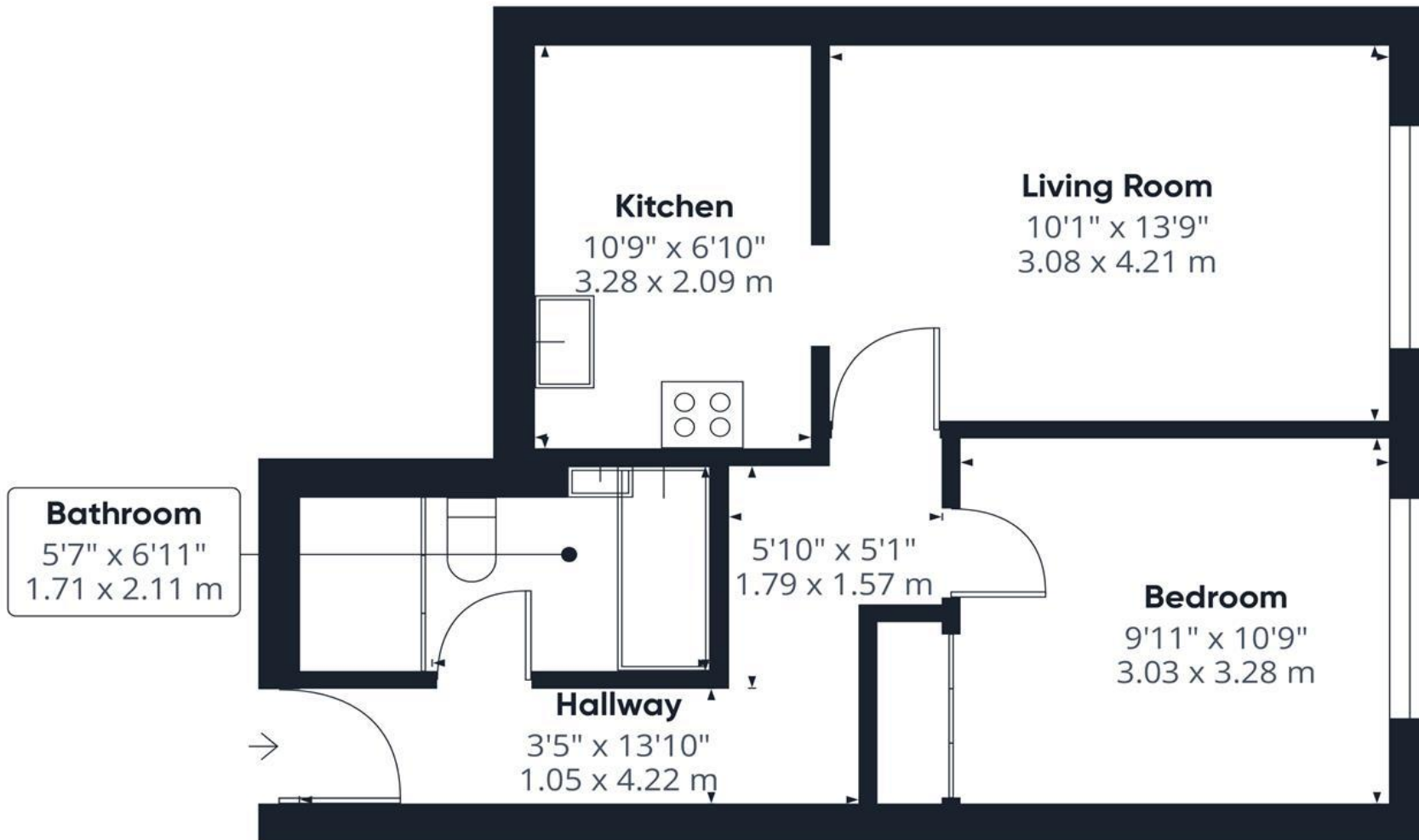
Disclaimer

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 D		68
39-54 E	44	
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 







Approximate total area^m
464 ft²
43.1 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 – 111 years remaining

Service Charge – £902

Ground Rent – £150

Council Tax Band – B

Local Authority – Croydon Council



Property Type
Flat (Second Floor)



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

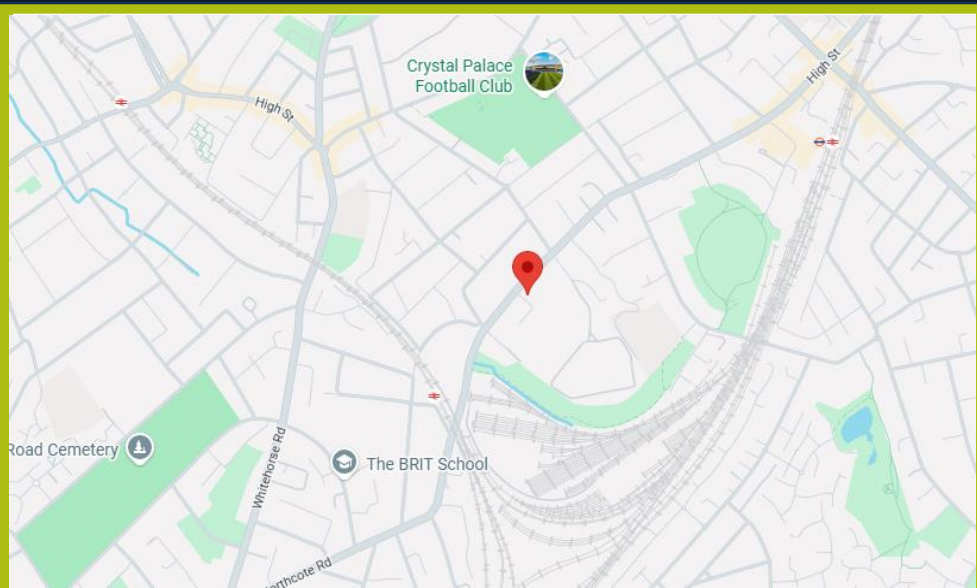


Flood Risk

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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