

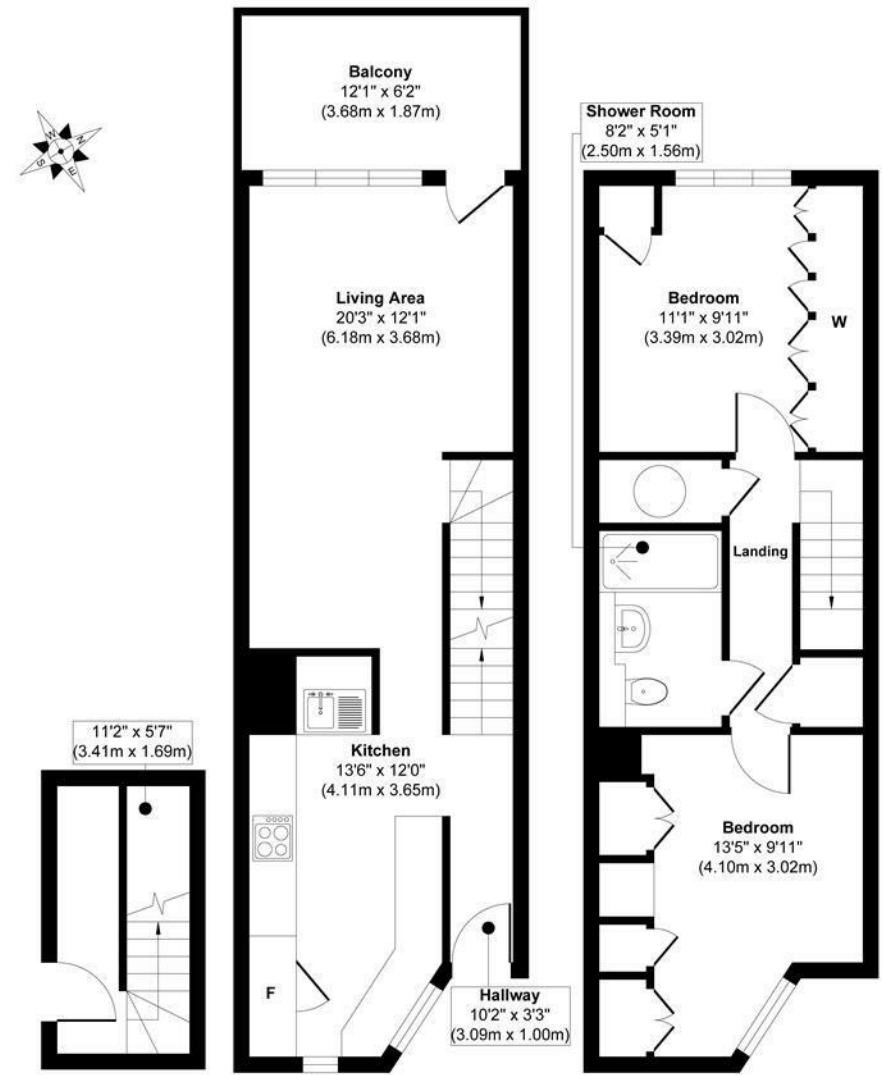


Goodmove are delighted to present this two bedroom maisonette to the market.

Situated in a convenient residential location, this well-presented property at 78 Nelson Close offers an excellent opportunity for cash buyers. Available on a cash only basis due to the low lease

The accommodation is well arranged and suitable for modern living, making it an attractive long-term rental prospect. Conveniently positioned within easy reach of local amenities, transport links and Croydon town centre, the property benefits from continued strong tenant demand in the area.

The property has been attractively priced and would invite all buyers in a position to proceed to view. Please call for more information.



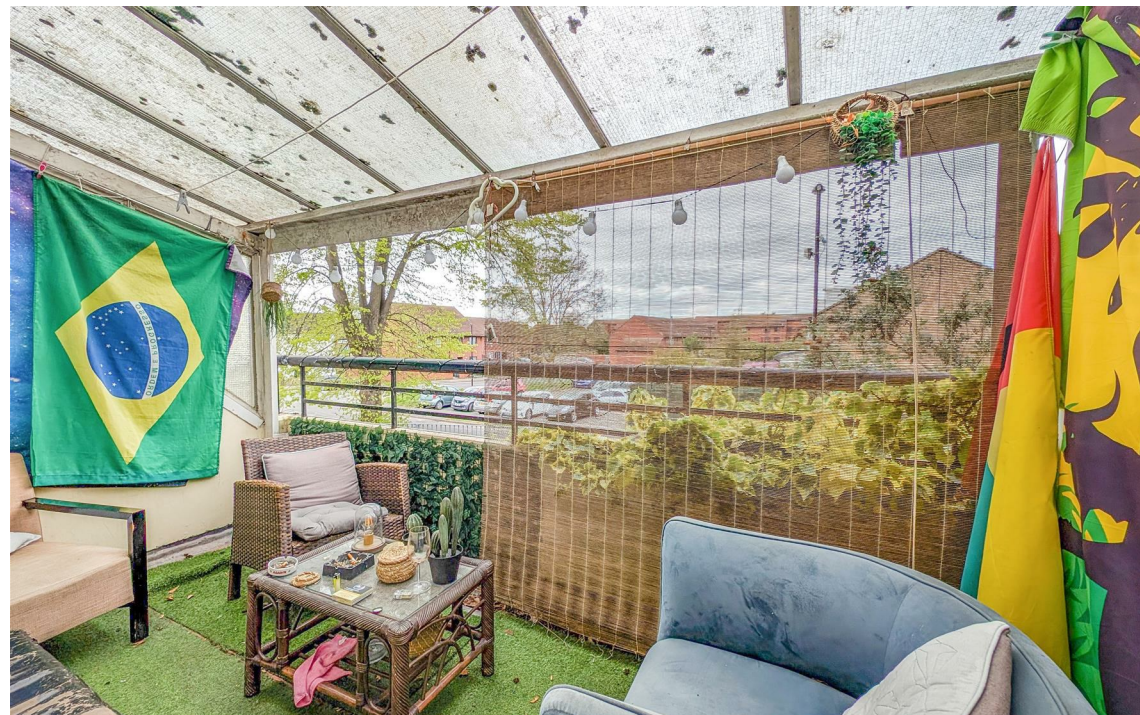
**Basement**  
Approximate Floor Area  
62 sq. ft  
(5.76 sq. m)

**Ground Floor**  
Approximate Floor Area  
384 sq. ft  
(35.71 sq. m)

**First Floor**  
Approximate Floor Area  
384 sq. ft  
(35.71 sq. m)

**Approx. Gross Internal Floor Area 830 sq. ft / 77.18 sq. m**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



Ground Floor 4320 Park Approach, Thorpe Park, Leeds, LS15 8GB  
Tel: 0113 892 1166 | sales@goodmove.co.uk | www.goodmove.co.uk

- Cash Buyers Only
- Two Bedroom Maisonette
- Balcony
- Fantastic Location
- EPC Rating D
- Council Tax Band A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	