

Paton Court, 11 Campbell Road

In Excess of **£300,000**







Paton Court, Croydon

Council Tax band: TBD

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Beautiful character features with a modern decor
- Two double bedrooms with en-suite to master
- Modern decor throughout
- Long lease of 115 years
- Stunning private development containing 7 flats with well maintained communal areas and video entry intercom
- £2,400 service charge & buiding insurance and £200 ground rent
- Stunning lunge diner flooded with lighted leading to a superb private terrace
- No onward chain







Kitchen/reception
21' 7" x 15' 11" (6.58m x 4.85m)

Bathroom
8' 4" x 5' 2" (2.54m x 1.58m)

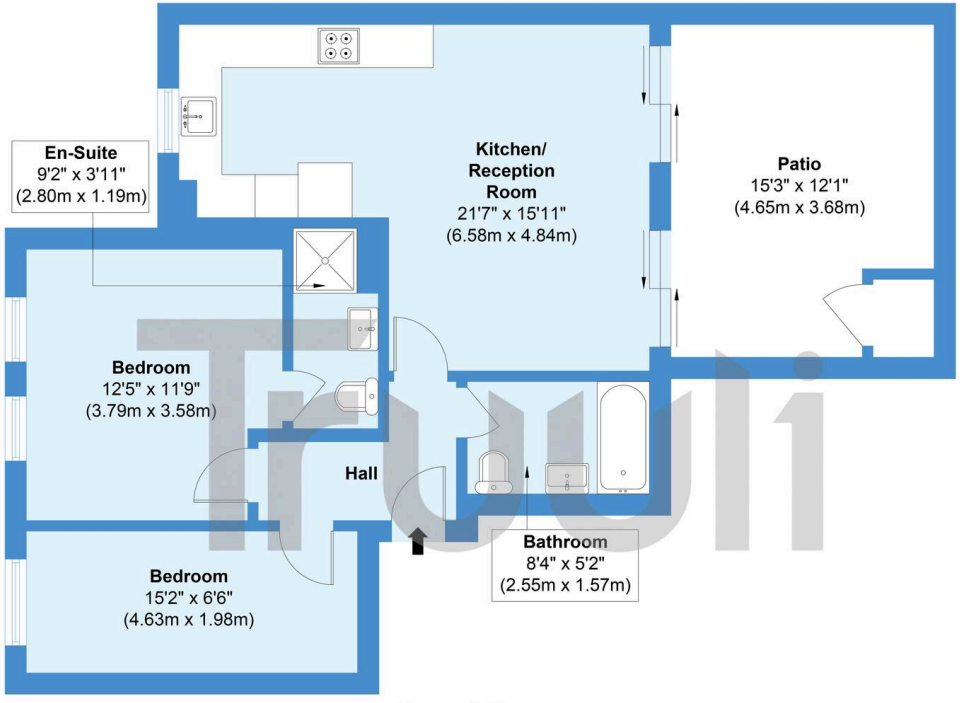
Bedroom 1
12' 5" x 11' 9" (3.79m x 3.58m)

En-suite
9' 2" x 3' 11" (2.79m x 1.19m)

Bedroom 2
15' 2" x 6' 6" (4.62m x 1.98m)

Patio
15' 3" x 12' 1" (4.65m x 3.68m)

Campbell Road, CR0



Ground Floor
Approximate Floor Area
671 sq. ft
(62.30 sq. m)

Approximate Gross Internal Area = 62.30 sq m / 671 sq ft

This floor plan is not to scale and measurements and areas are approsimate and therefor snould be used for illustrative purposes only. maximum widths and lengths are represented on the floor plar. The plan has been prepared in accordance with the RICS Code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on fithereis any aspact of particular importance, you should carry out or commission your own inspection at the property.



Truuli

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