



Ash Tree Villas, Croydon CR0 3BF



welcome to Ash Tree Villas, Croydon

This charming one-bedroom apartment offers generous space across two levels within a characterful period conversion. **Upon completion, the property will benefit from a brand new 125-year lease and ownership of the freehold, providing long-term security and investment appeal.**

The lower floor features a bright living room with a feature fireplace, a double bedroom, a fitted kitchen and a bathroom. The property also benefits from a generous loft room, offering versatile space ideal for use as a guest room, home office or study, and further enjoys a private garden.

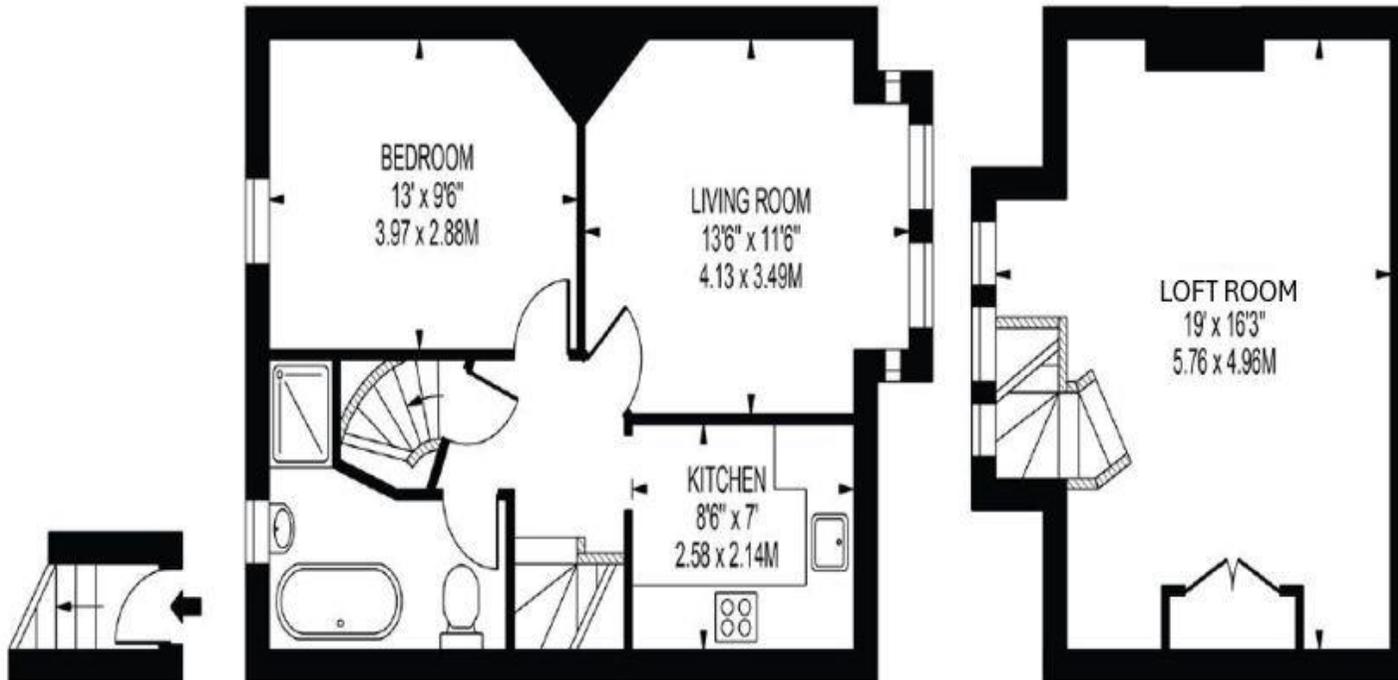
Excellent transport links with Thornton Heath and West Croydon stations around 1.2 miles away, providing direct services to London. Therapia Lane tram stop is within a 12-minute walk, offering quick access to East Croydon, West Croydon, and Wimbledon. Close to Purley Way retail parks, local amenities, and green spaces.

Agents Note: Please note that there is limited information available regarding lease charges (Service charge/Ground rent), parking, utilities, restrictions, and alterations (NSELAT). Prospective buyers are advised to carry out their own due diligence or consult with their solicitor to clarify these aspects.



ASH TREE VILLAS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 750 SQ FT - 69.65 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

welcome to

Ash Tree Villas, Croydon

- Conversion
- One-bedroom
- Generous loft room
- First floor
- Private garden
- No chain
- Good transport links
- Brand new 125-year lease and ownership of the freehold on completion

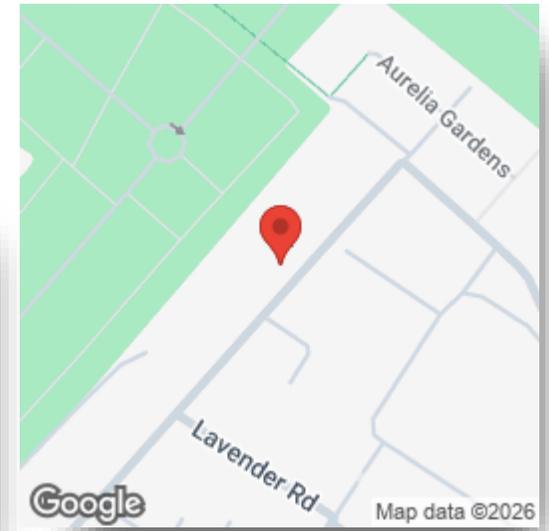
Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
THH114560 - 0006

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