

Lot 66



**45 Woburn Court, Wellesley Road,
Croydon, Surrey, CR0 2AF**

**Upon
instruction of**

AMG



All enquiries Ref: Emma Hughes

- **Leasehold second and third floor maisonette**
- **38 years remaining on lease**

Location:

The property is located on Wellesley Road. Shopping amenities can be found locally within Croydon Town Centre. Public transport links are available at West Croydon Train Station to the south west and East Croydon Train Station to the south east along with a network of local bus services serving the surrounding areas. The property is served by road links including the A232 to the south and A236 to the west. Recreational pursuits can be found at Wandle Park to the south west.



Accommodation:

Two bedrooms, reception room, kitchen, bathroom/wc

EPC Rating: C

Council Tax Band: C

Lease:

Held on a lease for a term of 99 years from 24/06/1964.

To view:

Strictly by arrangement with the auctioneers.