



Connersville Way, CROYDON, Surrey

Offers in excess of: £200,000

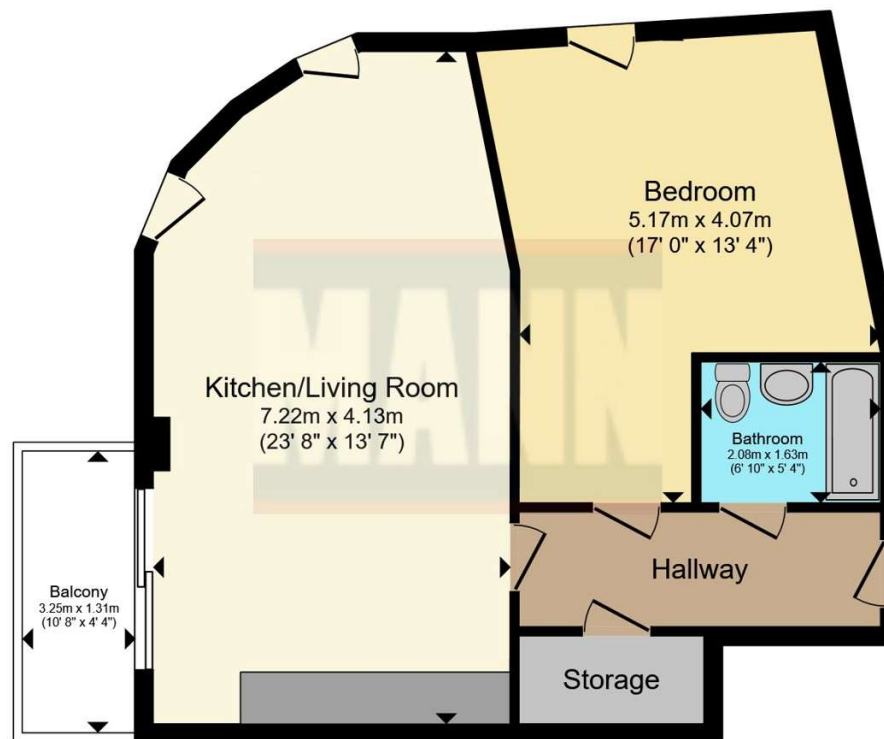
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IDEAL FIRST TIME PURCHASE/INVESTMENT. SPACIOUS ONE BEDROOM APARTMENT LOCATED CLOSE TO AMENITIES.

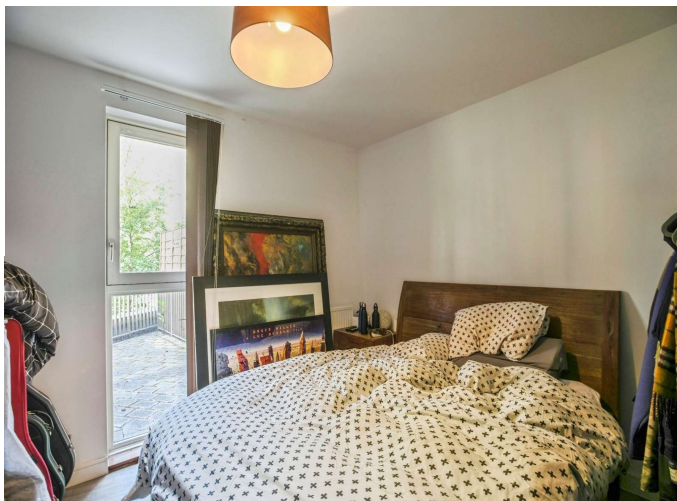
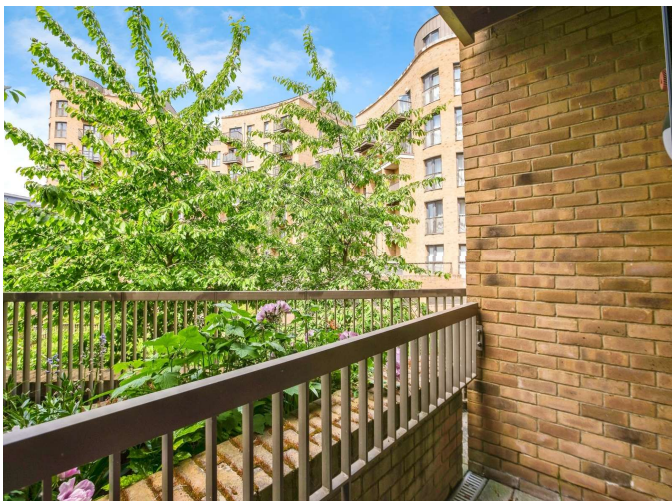
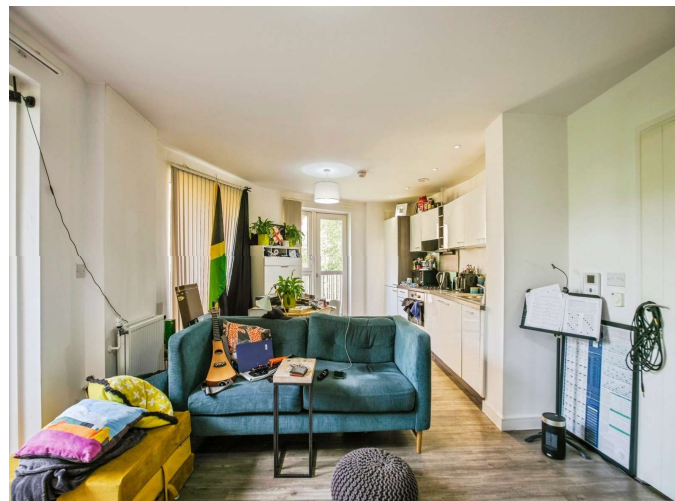
Accommodation comprises entrance hall with inbuilt storage, leading into the bright and spacious, open plan reception/kitchen with feature curved windows providing dual aspect, direct access onto the private balcony, and ample space for both relaxing and dining. The kitchen area comprises a modern range of matching white fronted wall and base units with work surfaces incorporating inset sink unit, induction hob with overhead extractor and electric oven below, and further space for appliances. There is a well sized double bedroom plus a stylish bathroom with white three piece suite and elegant tiling.

The property is very conveniently located just a short walk from Tramlink Station at Wandle Park, providing fast and frequent links to East Croydon station and Croydon town centre. The property is set back from Purley Way itself which offers an enormous array of branded shopping, supermarkets and leisure facilities including a cinema and restaurants. Croydon town centre is also just a short distance away offering a huge selection of shops, bars, restaurants and amenities. Additionally, Wandle Park is close-by, providing delightful recreation space.



Total floor area 60.3 m² (649 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Council Tax Band: **B**

Tenure: **Leasehold**

Service Charge: **TBC**

Years Left on Lease: **139**

Ground Rent: **£250**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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