david james
sales, letting & property management

160 CROYDON ROAD

£245,000



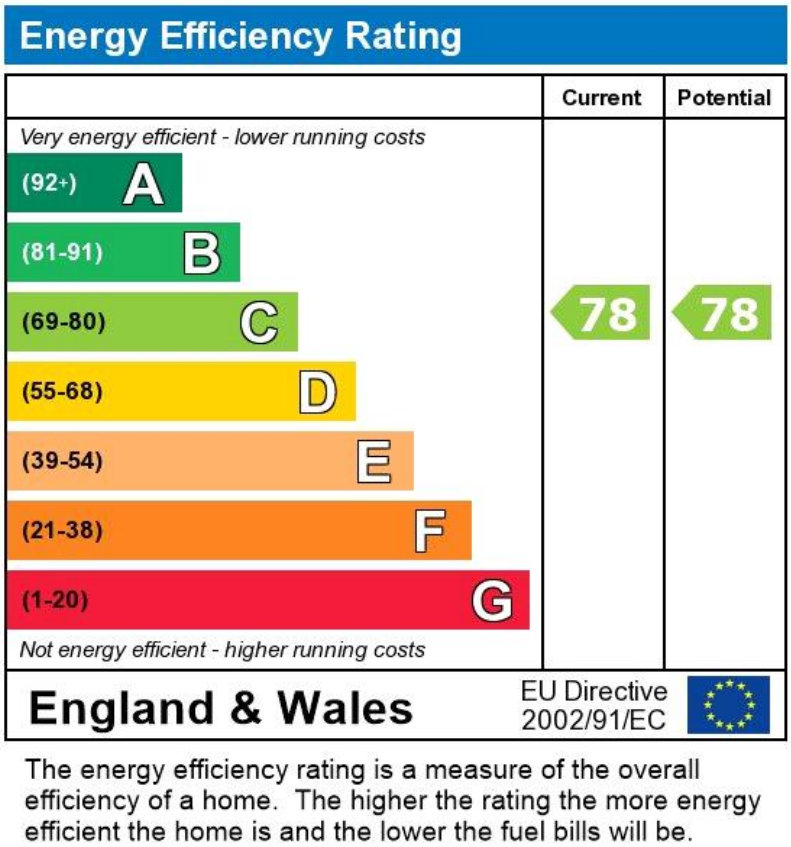
1 BEDROOM APARTMENT WITH FAR REACHING VIEWS

PROPERTY REFERENCE CODE: RS0093

160 CROYDON ROAD

Perfectly suited to first-time buyers, downsizers, or investors, this beautifully presented one bedroom apartment offers contemporary living in an exceptionally convenient setting.

- ALLOCATED PARKIG SPACE
- CHAIN-FREE
- COUNCIL TAX BAND - C
- DOUBLE GLAZED
- ENTRY PHONE
- EPC ORDERED
- OPEN PLAN KITCHEN - LOUNGE
- POPULAR LOCATION WITHIN EASY REACH OF TOWN CENTRE AND PUBLIC TRANSPORT
- LIFT SERVICE
- LOCATED ON THE 4TH FLOOR WITH GREAT VIEWS



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

This property consists of:

The property features a bright and spacious open plan living - kitchen area.

Located on the 4th floor it benefits from far reaching views, there is also a communal roof terrace for residents.

The generous double bedroom offers a fitted wardrobe, while the stylish bathroom is finished to a high standard throughout.

Ideally positioned just moments from excellent public transport links and a wide range of shopping facilities, this apartment makes everyday living effortless, whether you're commuting, socialising, or running errands.

Further benefits include, gas central heating, entryphone systems, lift service, and residents' parking.

Disclaimer
These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed and they do not represent a statement of fact. Room sizes given are approximate to the maximum point and intended purchasers should rely upon their own inspection. The particulars do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the appliances/services have been tested by ourselves. We recommend purchasers

arrange for a qualified person to check all appliances/ services before legal commitment

Council Tax Band: C
Tenure: Leasehold (113 years)
Ground Rent: £300 per year (reviewed every 25 years)
Service Charge: £2,200 per year (reviewed every 1 years)
First ground rent increase is in 2039. Doubles every 25 years
Electricity supply: Mains
Heating: Communal
Water supply: Mains
Sewerage: Mains
Broadband: Cable
Communal heating system details
Control over heating in the flat. Charges come via the management company. No control over supplier

EPC Ordered





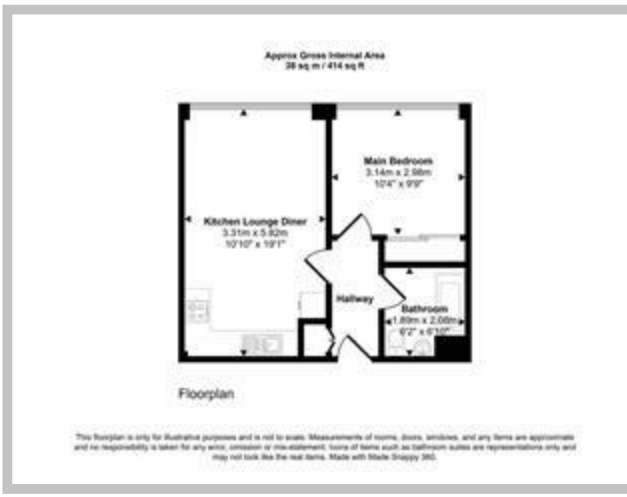












<u>TENURE</u>: We have been advised by the Vendors the property is Leasehold.
It is advised to have this information verified by your legal representative; we take no legal responsibility given by a vendor/seller of its accuracy. It was not possible to verify and obtain this information given by means of any current documentation.