

EPC: C

Campbell Road, Croydon,

Offers in excess of: £175,000

MANN





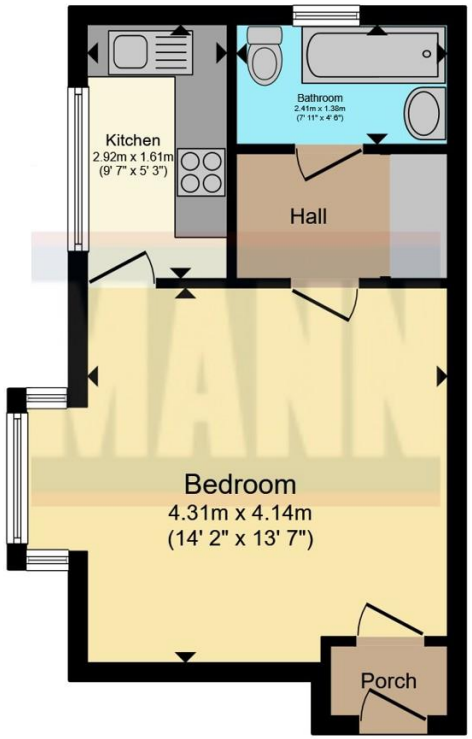


IDEAL FIRST PURCHASE/INVESTMENT. GREAT LOCATION BEING CLOSE TO AMENITIES INCLUDING TRANSPORT LINKS AND CROYDON TOWN CENTRE. ALSO BENFITS FROM HAVING A LONG LEASE AND NO ONWARD CHAIN.

ThIs studio apartment is situated on the first floor and briefly comprises entrance hall, studio room with ample room for bed and couch, fitted kitchen and bathroom. Outside there is resident parking and communal garden.

Located conveniently near East and West Croydon stations, this property offers excellent transport links to Central London and beyond. The nearby town centre provides access to a variety of shops, amenities, and supermarkets, making daily errands simple and convenient.

This property is an attractive option for first-time buyers or those seeking a competitively priced home with modern specifications. Don't miss the opportunity to make this flat your own; enquire today.



Total floor area 32.3 m² (348 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: **A**

Tenure: **Leasehold**

Service Charge: **£600**

Years Left on Lease: **780**

Ground Rent: **n/a**

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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