

EPC: D

Epsom Road, Croydon,

Offers in excess of: £90,000

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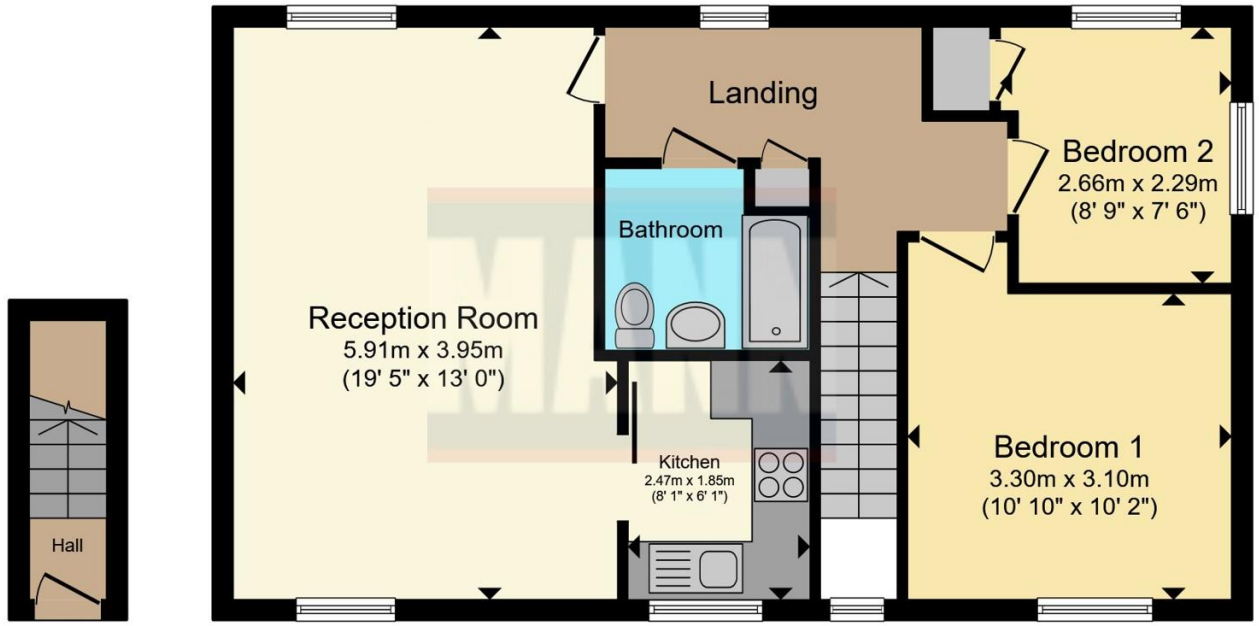




TWO BEDROOM RETIREMENT MAISONETTE FOR OVER 55 YEAR OLDS.

This first floor retirement flat briefly comprises own front door with stairs and chairlift to the first floor, good size living room, fitted kitchen, two good size bedrooms and bathroom. Other benefits include an on site warden, 24 hour intercom as well as a communal lounge, wash area and kitchen. With resident parking and communal grounds, you will have everything you need to make everyday living simple.

The Maisonette is perfect for those who like to travel by train. The closest station is Waddon Station which is just a short walk from the property. This provides an easy commute to London Victoria/Crystal Palace/Norbury. The local bus route is 157 which connects to Croydon, towards Crystal Palace and also towards Morden. The property is also a short distance from amenities such as supermarkets and convenience stores.



Total floor area 63.2 m² (680 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: **£3,367**

Years Left on Lease: **86**

Ground Rent: **£50**

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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