SACHA SCOTT
ESTATE & LETTING AGENTS

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Croham Road, South Croydon. CR2 7BB
£175,000

No Chain

Fully Furnished

1 Double Bedroom

Private Garden

Short Walk to Trains

Good Condition Throughout

2nd Floor

Close to Amenities

Fully Furnished No Chain**1 Double Bedroom Apartment**

Located a short walk from South Croydon train station and various bus links, this fantastic top floor one bedroom comes to the market fully furnished and in fantastic condition throughout. Situated a stones throw from shops, restaurants and bars this is the ideal home for those looking for a quiet residential location within a walk-able distance of all that is needed for busy every day life. Would also make an ideal buy to let, generating around £900 per month rental income furnished.

Offering a good sized open plan kitchen / lounge / diner, double bedroom and bathroom, this convenient apartment also comes fully furnished and ready to move in. We aren't expecting to have this one for long, book your viewing now to ensure you see it before it's snapped up.

Living Area/Kitchen

13' 9" x 11' 10" (4.2m x 3.6m)

A good sized living area with modern kitchen, dining space and lounge area, this bright room overlooks the rear of the property and is in clean, neutral condition throughout.

Bathroom

13' 9" x 3' 11" (4.2m x 1.2m)

Offering a shower over bath, WC and sink, the bathroom is in good decorative order and clean and well presented.

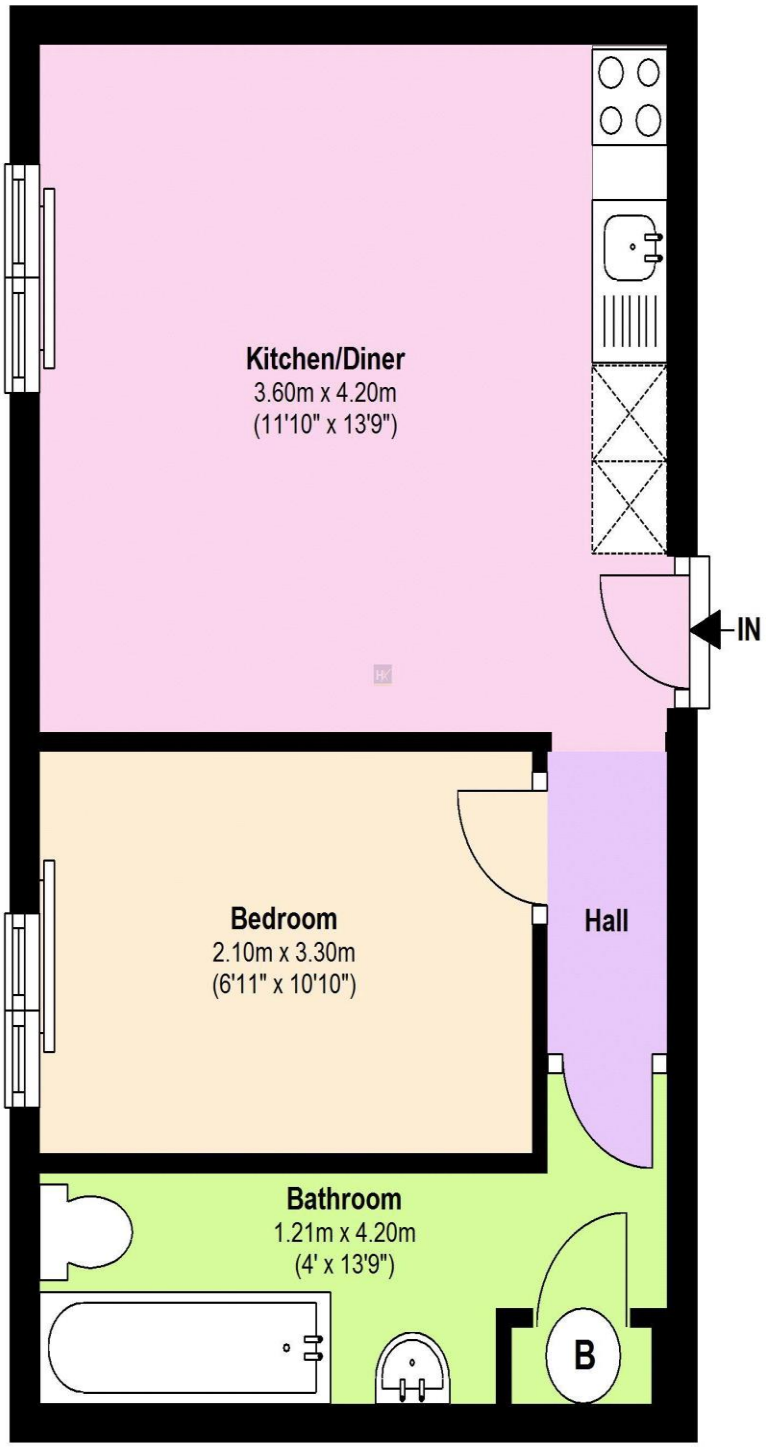
Bedroom

10' 10" x 6' 11" (3.3m x 2.1m)

Neutrally presented and in good clean condition, the bedroom overlooks the rear of the property and is in good condition throughout.

Floor Plan

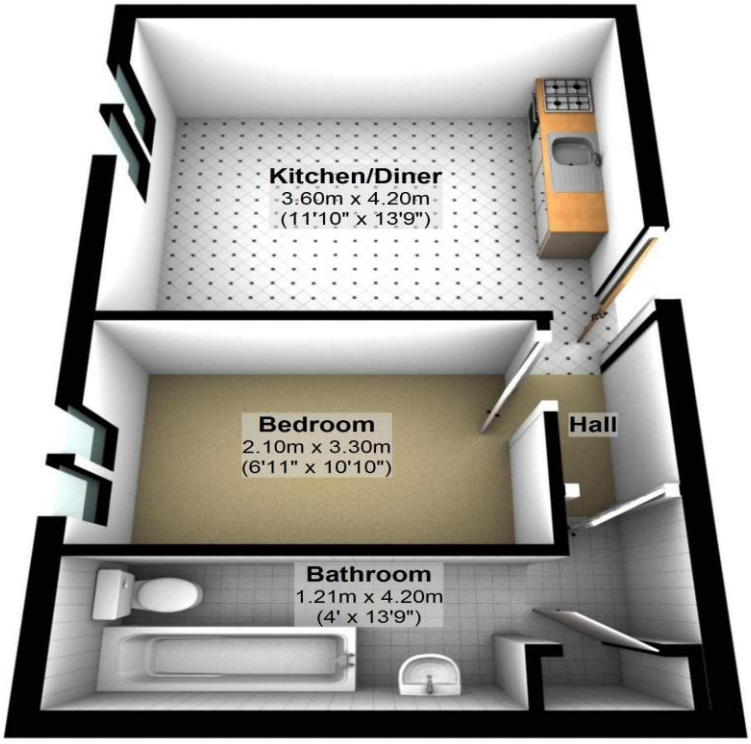
Approx. 29.8 sq. metres (321.2 sq. feet)



Flat 6, 56 Croham Road, South Croydon

Floor Plan

Approx. 29.8 sq. metres (321.2 sq. feet)



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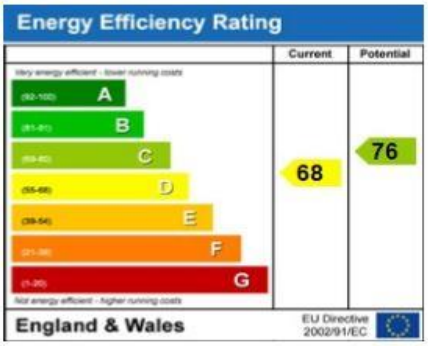

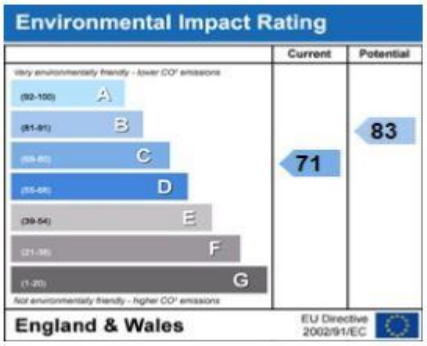

Offers

Offers will only be presented to Vendors if they are made in writing. Please advise your negotiator of your intent to make and offer as soon as possible. Offers should be emailed to greetings@sachascott.com.

Money Laundering Regulations

Potential purchasers please be aware: in the event that your offer is accepted you will be required to provide documents proving your Identity such as a Passport or Driving Licence and a recent Utility or Council Tax Demand registered at your current address. Further checks on Money Laundering will be made during the Conveyancing Process.

Property Details

All efforts have been made to ensure that the information provided with regard to the type and condition of the property, its location and its contents are as provided by the Vendor in good faith. However, it should be noted that these particulars are only a guide and as such Potential Buyers should be aware that floor plans, contents and any descriptions given are meant as a guide only.