



## 1 bed maisonette to buy in CR0

Kelvin Gardens , Croydon, Surrey, CR0 4UR

**£190,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Private Entrance
- ✓ Close to Local Amenities and Transport links
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Arrange a viewing

Vinny Dadhria  
Branch Manager  
London Auction

0207 867 3382  
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Presenting a delightful 1-bedroom Maisonette for sale in the vibrant town of Croydon. Boasting 1 spacious reception room and 1 well-appointed bathroom, this property offers a fantastic opportunity to first-time buyers or investment purchasers. The property has been designed with urban living in mind, complete with a functional layout and sophisticated decor. The bedroom is airy and generously proportioned, ensuring a comfortable living space. The reception area is versatile, providing an ideal setting for relaxing and entertaining. The neatly fitted bathroom is enhanced with modern fixtures and fittings, promoting a sense of tranquillity.

The location benefits from excellent transport links, a wide array of shopping destinations and fantastic leisure facilities - all within easy reach. Access to London and other major cities is quick and convenient, making it an ideal choice for those who commute. The 1 Bedroom maisonette is within a 25-minute reach from London Victoria and London Bridge by train so it's ideal for buyers who are looking to be near central London.

The property comes with supplementary items which include: a sofa, double bed, Flatscreen Television, Fridge Freezer, oven and wardrobe. Don't miss this opportunity to own a calibre property in a reputable location. Contact Pattinson Estate Agents today for more details or to arrange a viewing.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 92

Annual Service Charge Amount: £1,800.00

Price: Starting Bid £190,000

Property Type: Maisonette

Parking: Allocated

Year built: 1992

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) <b>A</b>                           |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            | 76      | 79                      |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

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Contact your local branch today for more information on this property:

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