


## 2 bed flat to buy in CR0

Nihill Place, Croydon, ., CR0 6FR

# £245,000 Starting Bid

x 2 x 2 x 1

Tenure

**Leasehold**

## Property features

- Two bedrooms & two
- First floor with lift
- Close to East Croydon Station
- EPC Rating B

## Key Information

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


### Arrange a viewing

Vinny Dadhria
Branch Manager
London Auction

0207 867 3382
london@pattinson.co.uk


- Flexible viewing slots
- Accompanied viewings

## Description

• Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £265,000*

An exceptionally presented, two bedroom apartment located on the first floor of a popular development, close to East Croydon Station. The property further boasts two bathrooms, one of which is en-suite, open plan modern fitted kitchen/diner and reception room, and a lovely balcony. Ideally situated, just a short walk from East Croydon Train Station with its great transport links. Addiscombe High Street is also very close and includes an abundance of amenities. Offered to the market chain free.

Council Tax Band: E

Tenure: Leasehold

Length of Lease: 115

Annual Ground Rent Amount: £450.00

Annual Service Charge Amount: £1,927.00

Price: Starting Bid £245,000

Property Type: Flat

Year built: 2017

Construction materials: Brick and block

Roofing type: Flat

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: Yes

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

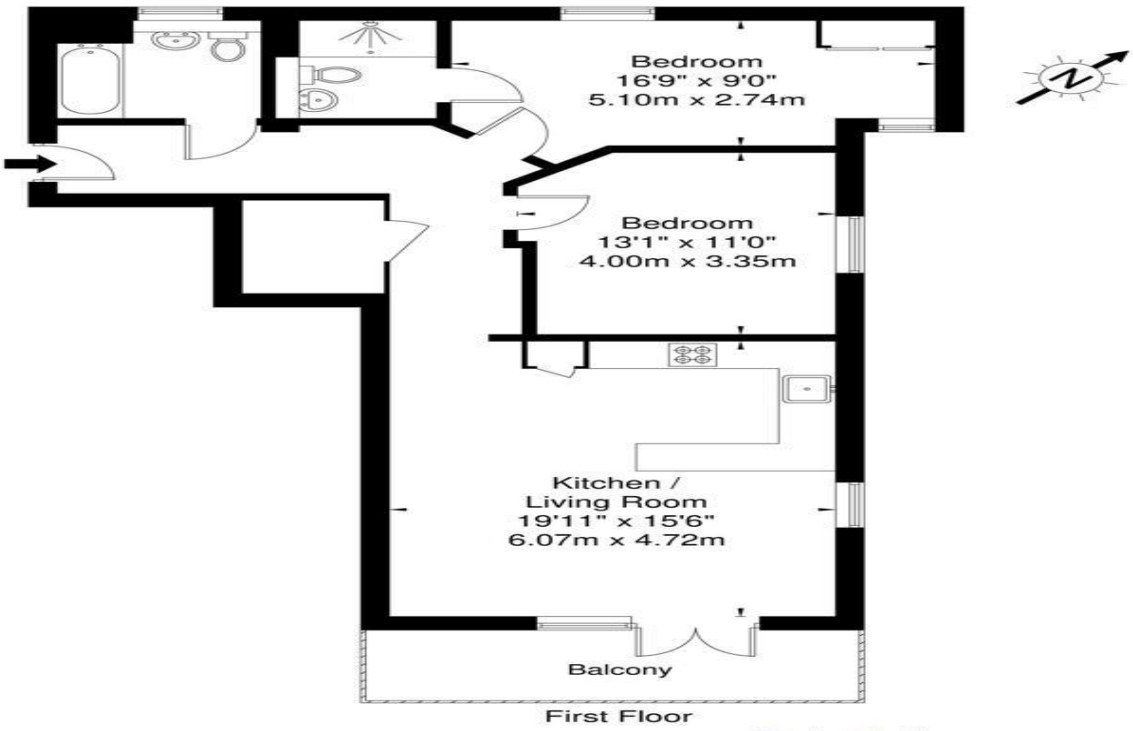
Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

# Nihill Place Croydon

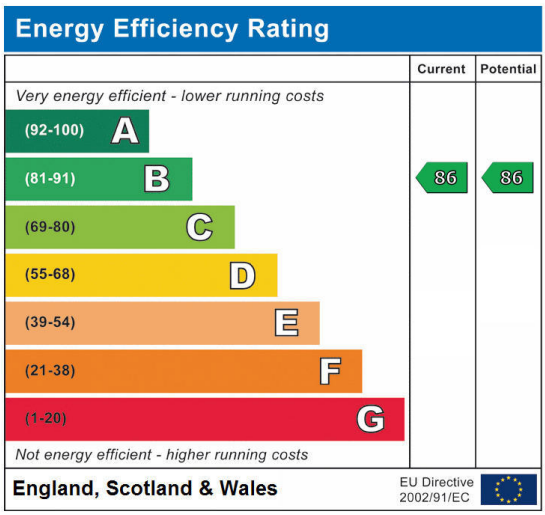
Approx. Gross Internal Area = 80.6 sq m / 867 sq ft




Ref

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Nihill Place, Croydon, ., CR0 6FR

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

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