

2 bed apartment to buy in CR0

Hardcastle Close, Croydon, ., CR0 6XQ

£190,000 Starting Bid

x 2 x 1 x 1

Tenure

Leasehold

Allocated parking

Property features

- Two Bedroom Flat
- Immediate ‘exchange of contracts’ available
- Sold via ‘Secure Sale’
- 568 Sq Ft
- EPC Rating C

Key Information

- Council Tax: Band C
- EPC Rating: C
- Heating supply: Electric
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: ADSL copper wire
- Mobile signal: Good

Arrange a viewing

Vinny Dadhria
Branch Manager
London Auction

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- Flexible viewing slots
- Accompanied viewings

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £210,000.

Lease extension in progress.

Situated within a quiet residential cul-de-sac in the heart of Croydon, this well-proportioned two-bedroom ground floor flat presents a fantastic opportunity with strong long-term potential.

The property offers two generous double bedrooms, a spacious reception and dining area, a separate fitted kitchen, and a family bathroom. Extending to approximately 568 sq ft, the layout is both practical and well-balanced, with good natural light throughout.

The location is particularly well placed, being within easy reach of Croydon town centre, which offers an extensive selection of retail, leisure, and dining options, including the Whitgift and Centrale shopping centres, as well as a variety of high street and independent brands. The area is well served by excellent transport links, with nearby stations such as West Croydon and East Croydon providing frequent and direct services into Central London, including London Bridge, Victoria, and beyond. The Tramlink network also offers convenient connections across South London.

For outdoor space, residents can enjoy several nearby green areas including Wandle Park and Park Hill Park, ideal for recreation and relaxation. The surrounding neighbourhood also benefits from a range of local amenities, schools, and everyday conveniences, all contributing to its continued popularity and accessibility.

Offered on a leasehold basis with approximately 86 years remaining, this property represents a compelling opportunity in a well-connected and continually evolving area, with clear appeal for those seeking long-term value.

Black & Blanc Estate Agents is the seller's agent for this property. Your conveyancer is legally responsible for ensuring that any purchase agreement fully protects your position. Black & Blanc Estate Agents makes detailed enquiries with the seller to ensure the information provided is as accurate as possible. Please let us know if you happen to know of any inaccurate information.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 960

Annual Service Charge Amount: £1,937.00

Price: Starting Bid £190,000

Property Type: Apartment

Parking: Allocated

Year built: 1991

Construction materials: Brick and block

Roofing type: Slate 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: Electric

Electric: National Grid

Water: Direct mains water

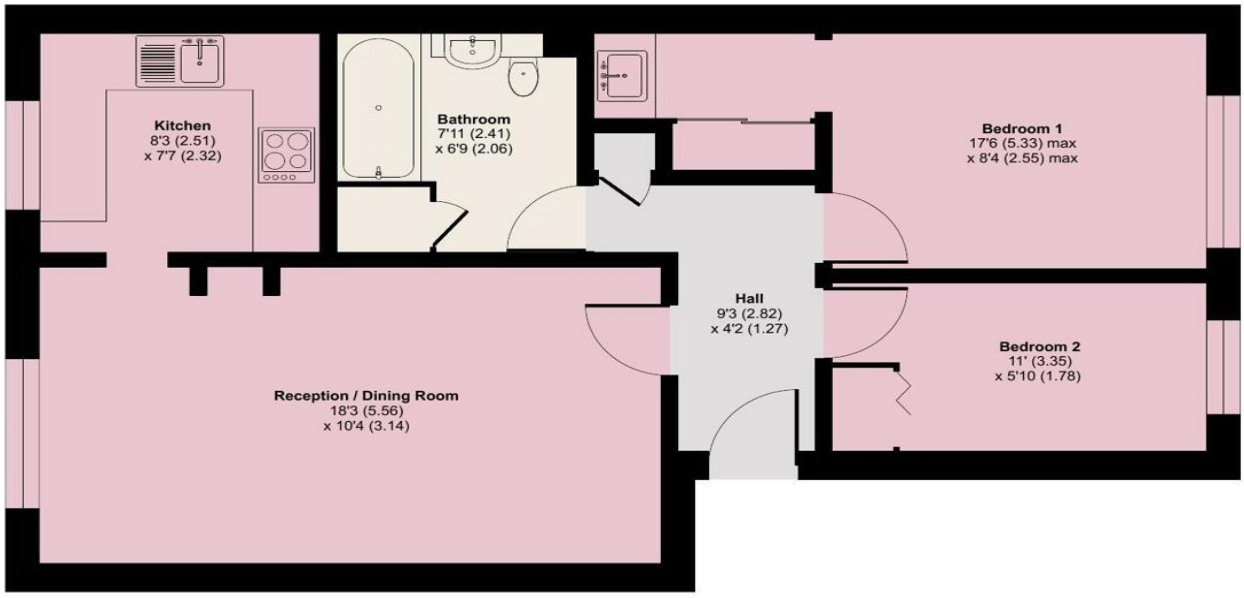
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable

Mobile signal coverage: Good

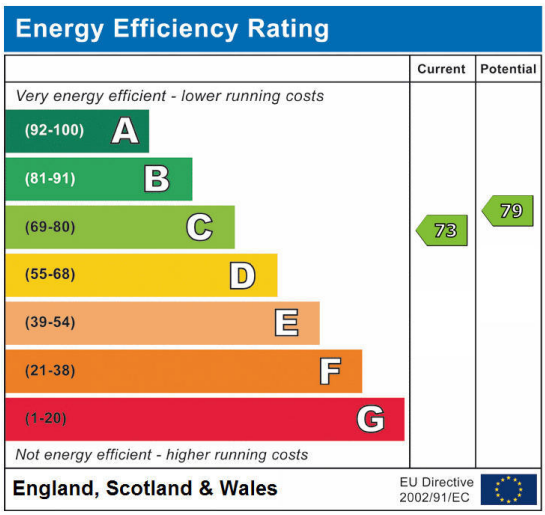


GROUND FLOOR

Approximate Area = 568 sq ft / 52.7 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Black & Blanc Company Ltd. REF: 1439444



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

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