

**Auction****1 bed flat to buy in CR0**

189 London Road, Croydon, CR0 2AZ

£165,000 Starting Bid x1  x1  x1

Tenure

Leasehold

Allocated parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ One Bedroom Top Floor Flat
- ✓ Fitted Kitchen/Living Room
- ✓ Modern Bathroom
- ✓ EPC Rating C

Key Information

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

Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Introducing a spacious one double bedroom top floor flat, perfectly positioned in a highly convenient central Croydon location. This contemporary styled home offers the ideal combination of comfort and practicality, with a fully fitted open plan kitchen and living room that benefits from great views, a modern bathroom, and the added bonus of its own reserved parking space. With gas central heating, double glazing, and a long lease, this property provides a fantastic opportunity for those seeking a well-maintained and stylish home in the heart of the city, ready for immediate possession. Situated close to excellent transport links and the vibrant amenities of Central Croydon, this flat offers unparalleled convenience. Whether you are commuting to work or enjoying the shopping, dining, and entertainment options nearby, everything you need is just moments away. The block is well maintained, providing a secure and pleasant environment to come home to in this bustling urban setting. Upon entering the flat, you are welcomed into a thoughtfully designed living space where the open plan kitchen and living room seamlessly blend style and functionality. The kitchen is fully fitted with modern appliances and ample storage, creating an inviting area perfect for both cooking and relaxing. Large windows flood the space with natural light and offer attractive views, enhancing the contemporary ambiance of the room. The bedroom is a double that comfortably accommodates bedroom furniture while maintaining a peaceful retreat away from the city buzz. Its neutral décor and practical layout make it easy to personalise according to your taste. Completing the accommodation is a modern bathroom, finished to a high standard with contemporary fixtures and fittings, ensuring a clean and fresh environment for daily routines. Additional features include gas central heating, providing efficient warmth throughout, and double glazing, which ensures excellent insulation and reduces outside noise. The property benefits from a long lease, adding security and value to this exceptional home. Furthermore, the reserved parking space is an invaluable asset in such a central location, offering convenience and peace of mind. This one bedroom top floor flat is an outstanding opportunity for first-time buyers, investors, or anyone wanting a stylish and well-located city home. The combination of modern living spaces, practical features, and a prime Croydon setting make this property highly recommended. Immediate vacant possession makes it possible to move in and start enjoying all that this superb home and vibrant area have to offer without delay.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 231

Annual Ground Rent Amount: £350.00

Annual Service Charge Amount: £2,320.00

Price: Starting Bid £165,000

Property Type: Flat

Parking: Allocated

Year built: 2010

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: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

NINTH FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 453 sq.ft. (42.1 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floorplan, the floorplan is not intended to be a statement of fact, but a guide only. The floorplan is not intended to be a statement of fact, but a guide only. The floorplan is not intended to be a statement of fact, but a guide only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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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