

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

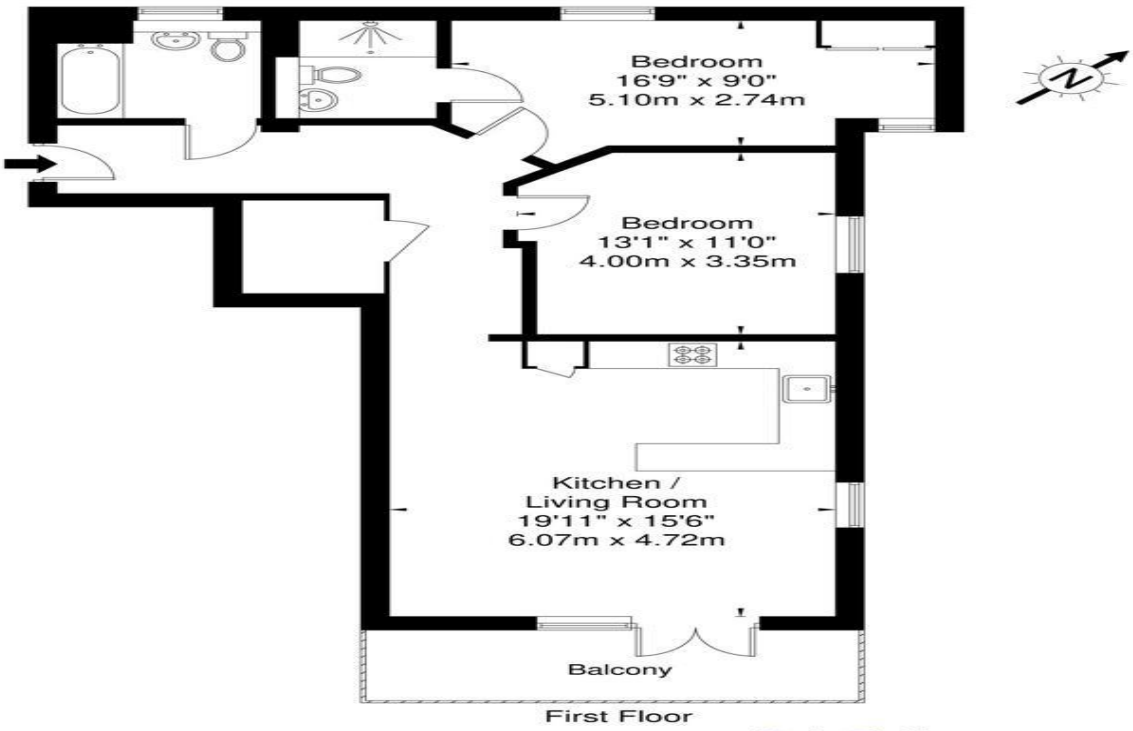
Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

Nihill Place Croydon

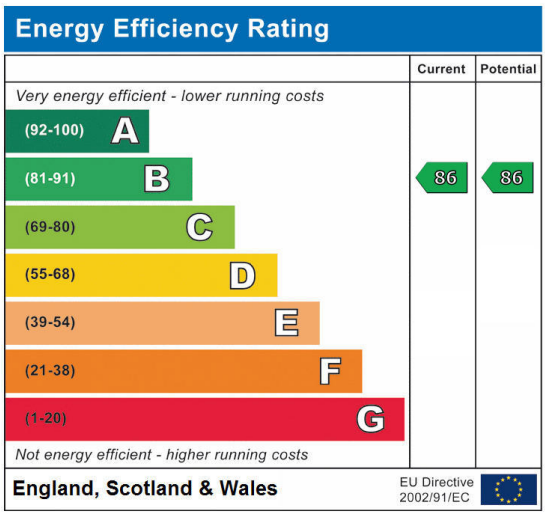
Approx. Gross Internal Area = 80.6 sq m / 867 sq ft



Ref

Copyright BLEU PLAN

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
Copyright @ BLEUPLAN



Nihill Place, Croydon, ., CR0 6FR

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

Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0207 867 3382, london@pattinson.co.uk, www.pattinson.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.