



0 Bed Studio
located in South Croydon

£150,000 Guide Price

Leasehold



Dornton Road
South Croydon
CR2 7DQ



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- **Guide Price £150,000 - £160,000**
- **Recently refurbished Studio flat**
- **First Floor accommodation**
- **UPVC double glazing**
- **Modern fitted kitchen**
- **Chain free sale**
- **Ideal Investment / First time buy**
- **We hold keys**
- **Electric heating**

Guide price £150,000-£160,000.
Recently refurbished VICTORIAN STYLE FIRST FLOOR CONVERSION STUDIO FLAT, convenient to shops, recreation areas and South Croydon Railway Station. Ideal investment / first time buy. Croydon Council Tax Band A £1577.94

Entrance

Communal entrance. Stairs to all floors. Front door leading to Studio room.

Studio area

17'2 x 12'11

UPVC double glazed windows to rear. Electric radiator. Laminate wood flooring. Door to shower room.

Kitchen area

Open plan to studio area. Range of High Gloss White wall and base units. Built-in single hob. Oven. Single drainer sink unit with mixer tap. Built-in Fridge. Laminate wood flooring.

Shower room

Shower cubicle with electric shower. Vanity wash hand basin. Low level wc. Space and services for washing machine.

Authority

London Borough Of Croydon Band A £1577.94

Tenure

"We are advised by the vendor(s) that the tenure is Leasehold with a new 125 year lease. Ground Rent Peppercorn and Service Charge £150.00pa" (Awaiting verification).



Energy Efficiency Rating		Current	Planned
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(70-80) C			
(55-69) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		75	82
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Planned
Very environmentally friendly - lower CO ₂ emissions			
(81 plus) A			
(81-91) B			
(70-80) C			
(60-69) D			
(51-60) E			
(21-30) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		75	82
EU Directive 2002/91/EC			