Asking Price: Offers In Excess Of £210,000

Clyde Road | Croydon | Surrey | CR0 6SZ

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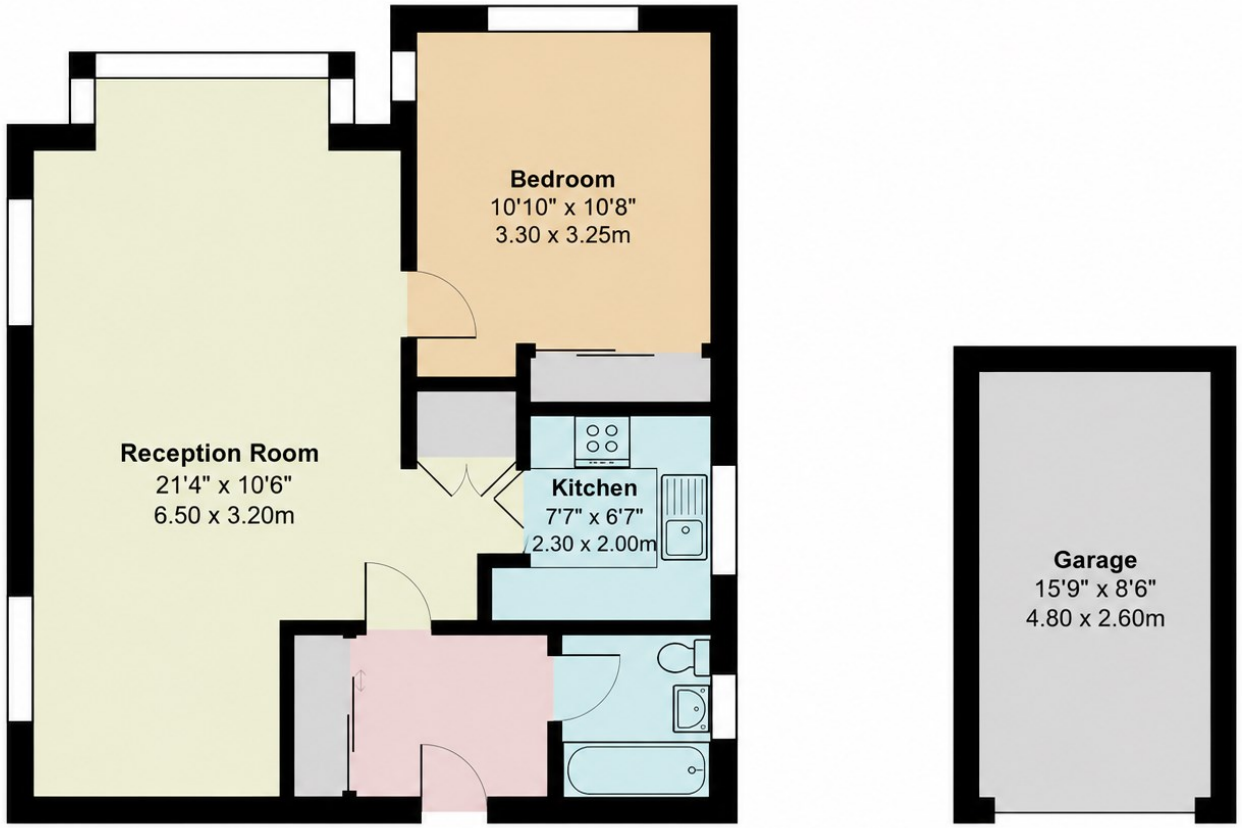
A well presented one bedroom second floor apartment benefitting from share of freehold and garage en bloc, communal gardens. Ideal for an investor with potential rental income of £1,200 pcm. Conveniently located close to East Croydon station and a mix of public transport links.

Comprising an entrance hall with fitted storage, a modern bathroom, double bedroom with fitted wardrobe, spacious reception and separate modern fitted kitchen.

Located off Lower Addiscombe Road, the property is within easy reach of East Croydon train station offering regular links into Central London, a choice of tennis, golf and cricket clubs, schools, church, bus services into Croydon and the open space close by Lloyd Park.

EPC Rating D. Council Tax Band C. Service Charge £400 Per Quarter.



Second Floor

Carlton House, 73 Clyde Road, CR0
Gross Internal Area 654sq ft / 60.8sq meters

Whilst every attempt has **been made to ensure the accuracy of the floorplan shown**, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data shown.
Plan produced by AR Net Media - www.arnetmedia.uk

Key Features:

- Investment Opportunity
- Share Of Freehold
- Popular Location
- Garage
- Parking
- Convenient to stations
- Spacious reception

The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.

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Viewings strictly by appointment only

Pollard Machin Estate Agents
45 Limpsfield Road
Sanderstead
Surrey
CR2 9LA
Tel: 020 8657 4466

Email: sales@pollardmachin.co.uk
Web: www.pollardmachin.co.uk

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