



Engadine Close | | Croydon | CR0 5UU

Offers In Excess Of £240,000



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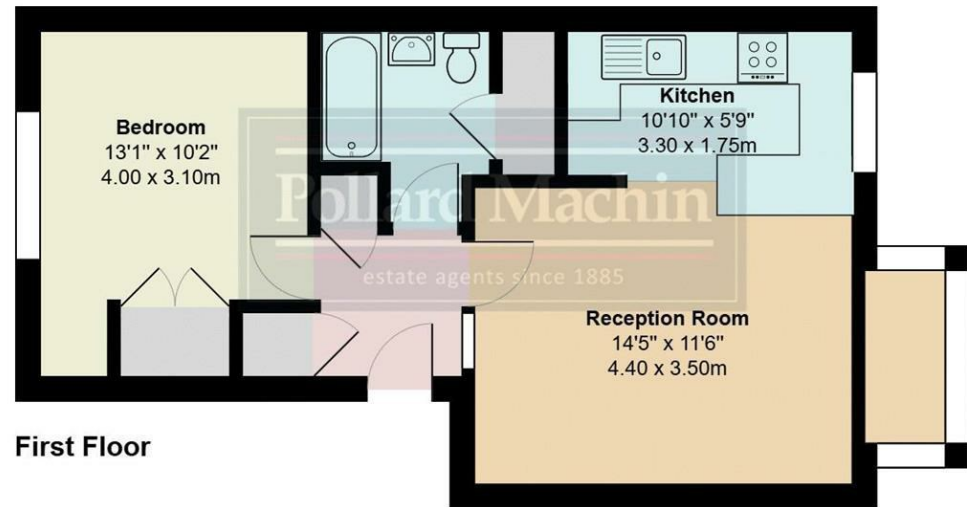
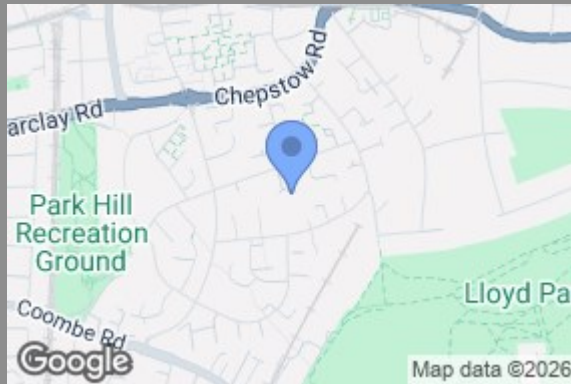
Located in the heart of Engadine Close, this well-presented one bedroom apartment offers bright and practical living space, ideal for first-time buyers, investors, or professionals seeking excellent transport connections and local amenities. Council Tax Band C. EPC Rating D. Lease term remaining - 135 years, ground rent £120 per annum and service charge £1885.08 per annum.

The property features a spacious reception room with ample room for both living and dining, complemented

- No Onward Chain
- Modernised
- Quiet Location
- First Floor
- Garage en bloc
- Communal Gardens







Engadine Close, Croydon, CR0
Approx. Gross Internal Area 473sq ft / 44sq 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

Council Tax Band C EPC Rating

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(12 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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