



Sydenham Road
Croydon
Surrey
CR0 2EA

Offers in Excess of £234,000

bettermove 

Sydenham Road

Croydon

Bettermove are proud to present this 2 bedroom first floor flat in Croydon. This property is available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, electric heating throughout and has off street parking available via a garage or plenty on street parking available nearby too.

The council tax band is B.

This is a leasehold property with 104 years remaining on the lease; there is no ground rent or service charge.

The interior of this beautifully presented property comprises a spacious living room, fitted kitchen, bathroom and 2 bedrooms. The exterior boasts a private garage, perfect for parking or extra storage.

Located in the popular town of Croydon, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs.

Excellent transport connections can be found from Selhurst train station, the A23 into London and local bus routes.

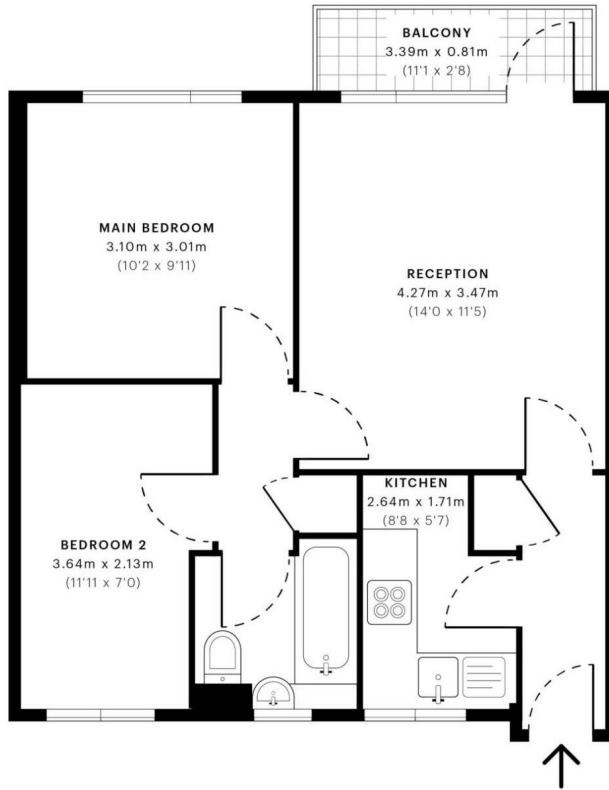
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.



→ Z



— First Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property

NET INTERNAL AREA (NIA)
Excludes walls and external features

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.

RESTRICTED HEAD HEIGHT
Limited use area under 2.0m

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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