



Franklin Way, Croydon, Surrey, CR0 4UY

£190,000 Leasehold

- One double bedroom
- Parking
- Communal garden
- Close to Valley Park
- Close to transport & all local amenities
- Walking distance to tram stop
- Chain free

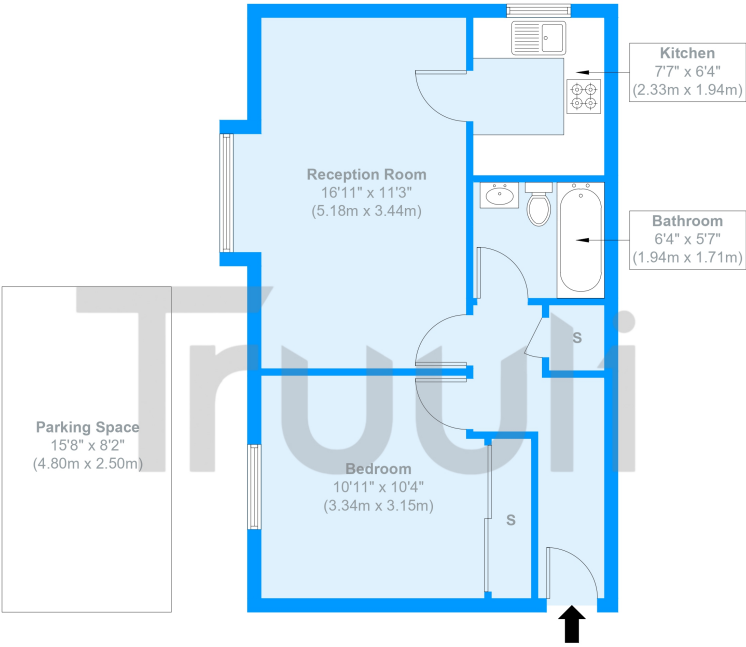
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*** Vendor comments *** "I was attracted to the location and what the property offered. I loved the spacious feel of the flat with ample storage space and a built-in wall to wall wardrobe in the bedroom.

The property is nestled in a quiet residential area with excellent transport links, with a tram and bus stop approximately 400 yards away. This enables easy access to East Croydon, West Croydon, Mitcham Junction and Wimbledon. It takes less than one hour to reach Central London and offers easy access to London Gatwick Airport."

Franklin Way



Ground Floor

First Floor
Approximate Floor Area
478 sq. ft
(44.41 sq. m)

Approximate Gross Internal Area = 44.41 sq m / 478 sq ft

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. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	78	80
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, Scotland & Wales		
EU Directive 2002/91/EC		

