

£220,000 Leasehold

Cicely Court, 153 Stafford Road, Croydon, London CR0 4NN



- First Floor (building has a lift)
- Open Plan Kitchen/Reception Room
- Stylish Bathroom
- Parking Space
- Approx. 534 sqft Gross Internal Area
- South East Facing Juliette Balcony
- Very Good Energy Efficiency Rating
- Short Walk from Waddon Railway Station

GENERAL DESCRIPTION

This smartly-presented flat is on the first floor and has a dual-aspect reception room with south-east-facing Juliette balcony and a spacious, open-plan kitchen area featuring sleek, handle-less units and integrated appliances. There is a good-sized bedroom, a high-spec bathroom with attractive limestone-style tiles and built-in storage has been provided in the entrance hallway. Well insulated walls, high performance glazing and gas central heating make for a very good energy-efficiency rating. Cicely Court has a gated car park, with a space for this flat, and is also just a short walk from Waddon Station, for rail services to a number of destinations including in to London Bridge/Victoria. There are shops nearby and many more within easy reach.

Tenure: Leasehold (125 years from 01/04/2017).

Service Charge: £198.90 per month (subject to annual review).

Council Tax: Band C, London Borough of Croydon.

Please Note: This property is currently part-owned by Home Group Housing Association but is offered as a 100% open-market sale. Upon completion, the full leasehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets only permitted with written approval from the housing association.

DIMENSIONS

FIRST FLOOR

Entrance Hallway

Reception

17' 11" x 13' 11" (5.46m x 4.24m)

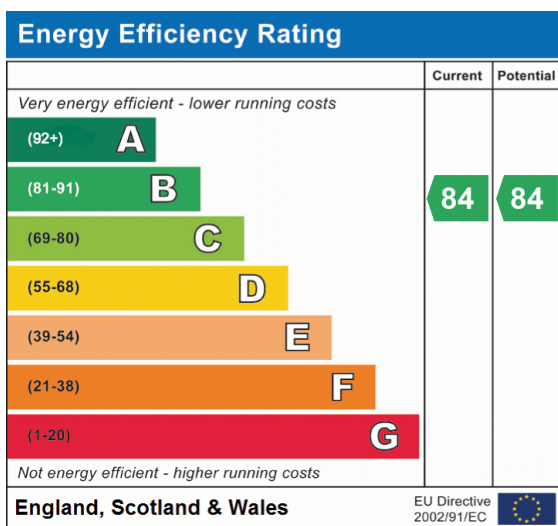
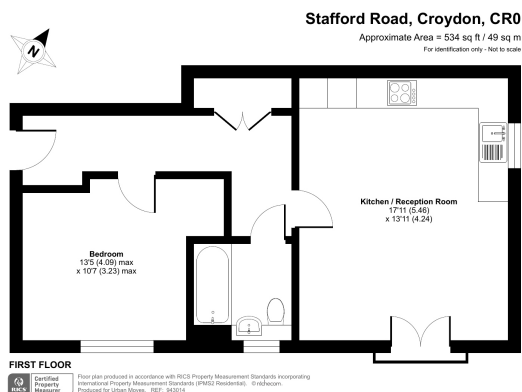
Kitchen

included in reception measurement

Bathroom

Bedroom

13' 5" max. x 10' 7" max. (4.09m x 3.23m)



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.