

£300,000 Leasehold

Bensham Lane, Croydon, London CRO 2RU



- First Floor (building has a lift)
- High Performance Glazing
- Balcony
- Approx. 776 Sqft Gross Internal Area
- Bathroom plus En-Suite Shower Room
- Parking Space

GENERAL DESCRIPTION

This immaculately-presented apartment is on the first floor and features a twenty-nine foot reception room with balcony and sleek open-plan kitchen area. There is a large main bedroom with fitted wardrobe and en-suite shower room plus a second bedroom which is also a comfortable double. The entrance hall provides useful, built-in, storage space along with access to the simple yet stylish bathroom. Demanding insulation standards, high performance glazing and gas central heating help to achieve an excellent energyefficiency rating. The property comes with use of an allocated space within the gated car park. There are shops on London Road plus many more at the nearby Whitgift and Centrale Shopping Centres. West Croydon Station is just a short walk away and East Croydon is also within easy reach. No Chain.

Tenure: Leasehold (125 years from 2015).

Service Charge: £129.80 per month (subject to annual review).

Ground Rent: £250.00 for the year.

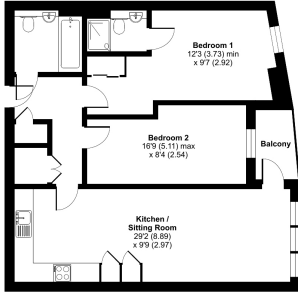
Council Tax: Band D, London Borough of Croydon.

Please Note: This property is currently part-owned by Clarion 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 not permitted (except assistance animals).

Bensham Lane, Croydon, CR0

Approximate Area = 776 sq ft / 72.1 sq m
For identification only - Not to scale



FIRST FLOOR

Certified Property Measure Floor plan produced in accordance with RICS Property Measurement Standards, incorporating International Property Measurement Standards (IPMS) (Residential) - croydon.com/2024 Produced for Urban Moves REF: 1038860

DIMENSIONS

FIRST FLOOR

Entrance Hallway

Reception

29' 2" x 9' 9" (8.89m x 2.97m)

Kitchen

included in reception measurement

Balcony

Bedroom 1

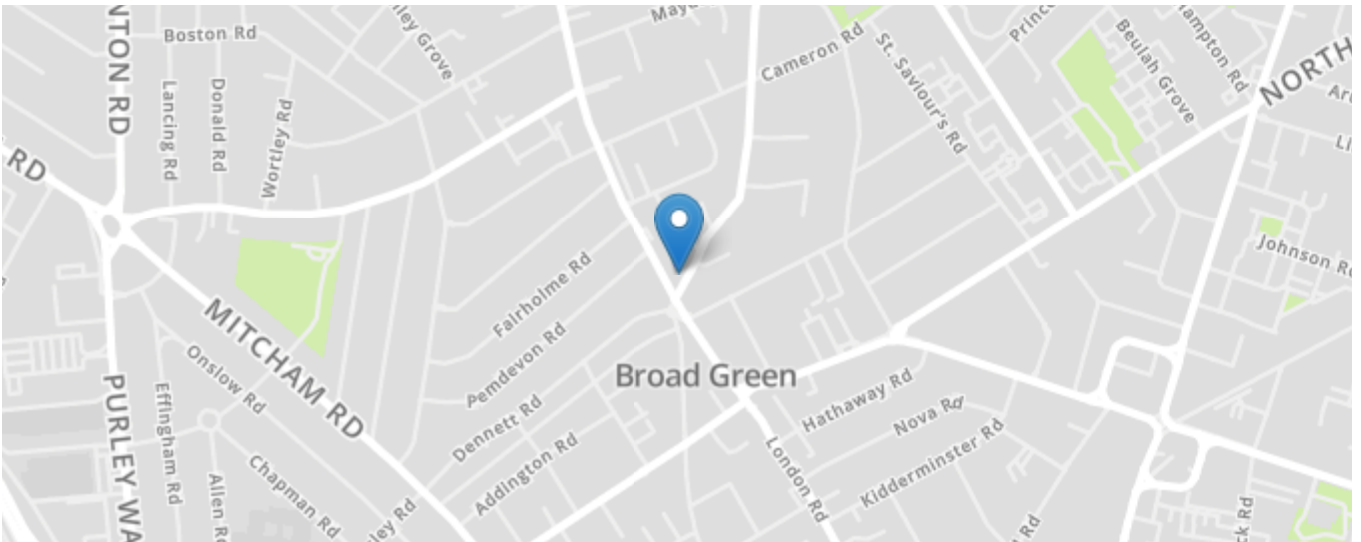
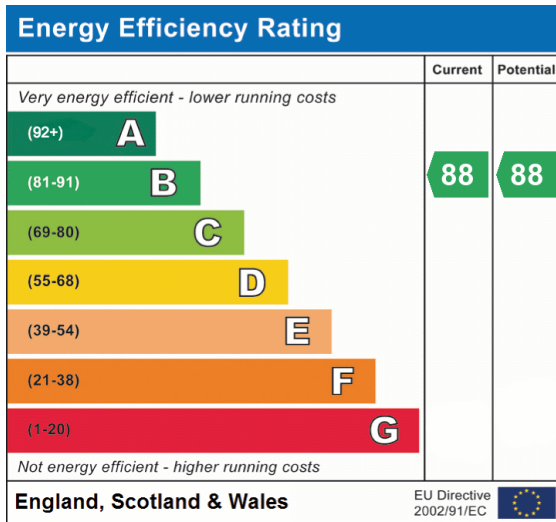
12' 3" min. x 9' 7" (3.73m x 2.92m)

En-Suite Shower Room

Bedroom 2

16' 9" x 8' 4" (5.11m x 2.54m)

Bathroom



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.