



**Lodge Road  
Croydon  
Surrey  
CR0 2PD**

**Offers in Excess of £210,000**

**bettermove** 

# Lodge Road

## Croydon

Bettermove are proud to welcome to the market this charming one bedroom ground floor flat in West Croydon, available with no forward chain.

There are tenants living in this property and it is let through a guaranteed rental scheme - this will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property is leasehold with 95 years remaining on the lease; the ground rent is £10 per year and the service charge is £600 per year. The council tax band is B.

The interior of this well presented property comprises a spacious living room, fitted kitchen, one bedroom and bathroom. The exterior boasts a private rear garden with lawn and patio areas, perfect for enjoying the summer months.

Situated in the popular West Croydon area, the property is close to a number of amenities, including shops, supermarkets, restaurants, pubs and Croydon University Hospital. Great transport links can be found from the A23, A232 and West Croydon tram and rail interchange station.

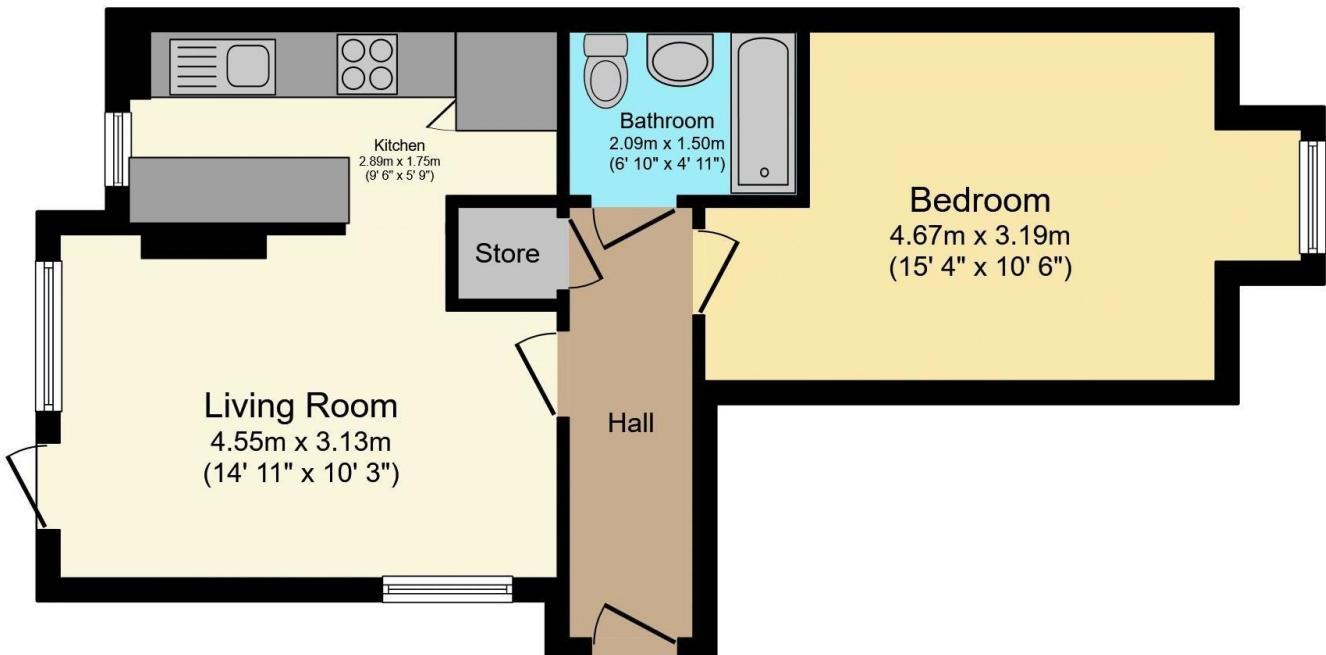
This exciting investment opportunity is not to be missed and all enquiries can be made through Bettermove.

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.

The exclusivity fee is returned to you upon successful completion of the property.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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