



## 3 Lilac Gardens, Croydon, Surrey. CR0 8NR

- Two Double Bedrooms
- Plenty of Natural Light
- Low Service Charge
- Long Lease, Ideal FTB Or Investment Buy
- Spacious Rooms Throughout
- Own Front Door



### PROPERTY DESCRIPTION

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Situated in a quiet cul de sac location that is convenient for most local amenities including bus routes, local shops, well regarded schools & open park land. This two double bedroom ground floor maisonette that has good sized accommodation throughout including a large kitchen. The property is in need of some modernisation & redecoration which has been taken into consideration when setting the asking price. An ideal First Time or Investment purchase. Highly Recommended.



## ROOM DESCRIPTIONS

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### **Communal Front Garden**

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Laid to lawn, path to:

#### **Inner Courtyard**

With storage cupboard and front door to:

#### **Entrance Hall**

Electric heater, doors to:

#### **Living Room**

16' 6" x 10' 9" (5.03m x 3.28m)

Double glazed casement windows, two electric heaters, fitted cupboard, power points.

#### **Kitchen/Breakfast Room**

13' 0" x 8' 6" (3.96m x 2.59m)

Double glazed casement windows, fitted wall and base units with cupboards with tiled worktops housing single drainer one and a half bowl stainless steel sink unit with mixer tap and tiled splashback, electric oven, electric hob, cooker hood, plumbing for washing machine, space for fridge/freezer, power points, ceramic tiled floor.

#### **Bedroom 1**

16' 7" x 8' 8" (5.05m x 2.64m)

Double glazed casement window, night storage heater, power points.

#### **Bedroom 2**

13' 1" x 10' 7" (3.99m x 3.23m)

Double glazed casement window, night storage heater, fitted cupboard, power points.

### **Bathroom**

6' 0" x 5' 6" (1.83m x 1.68m)

Frosted double glazed casement window, fully tiled walls, matching white suite comprising panel bath with mixer tap and shower attachment, pedestal wash hand basin, dual flush wc.

### **LEASE**

Approx 92 years

### **SERVICE CHARGE**

Approx. £132.55 p.a.

### **GROUND RENT**

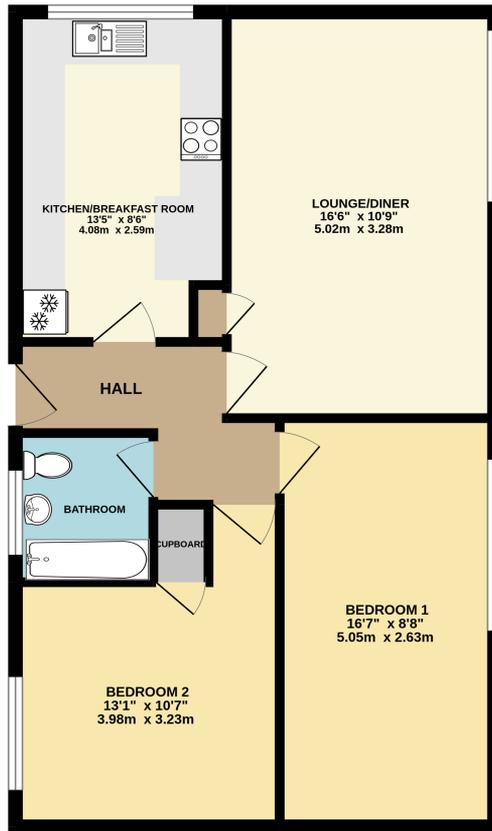
Approx. £10 p.a.



# FLOORPLAN & EPC



GROUND FLOOR  
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA : 635 sq.ft. (59.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			71
(55-68) <b>D</b>			
(39-54) <b>E</b>		49	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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