

**FOR SALE**



**Shannon Court, Croydon, CR0**

**GUIDE PRICE £300,000 Leasehold**

 **3**

 **1**

  
**samuel estates**  
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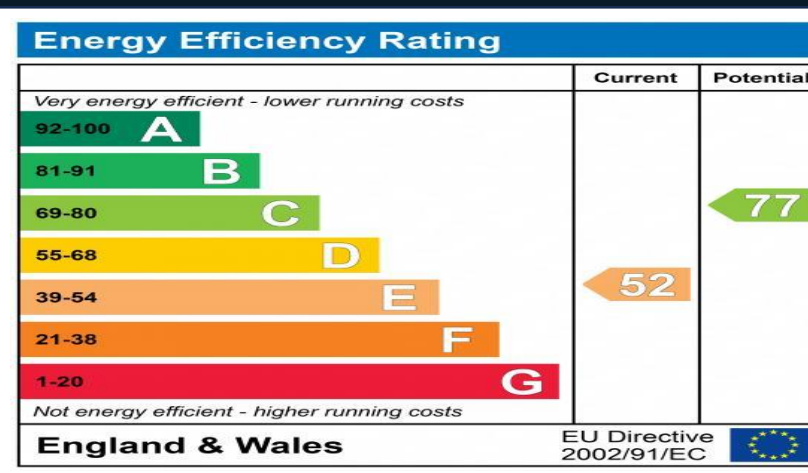
# Property Description

This flat comprises of a large living room, separate kitchen, two double bedrooms, a study room and family bathroom as well as having the added benefit of an allocated parking space.

Shannon Court is located on Travistock Road, just a short walk from East Croydon mainline station which offers links into London Bridge and Victoria stations as well as the express service to Gatwick Airport.

Local amenities can be found in nearby Croydon Town Centre with its existing Whitgift and Centrale Shopping Centres and the popular 'Boxpark'.

Offered chain free, this property is ideally suited for first time buyers or buy to let investor.

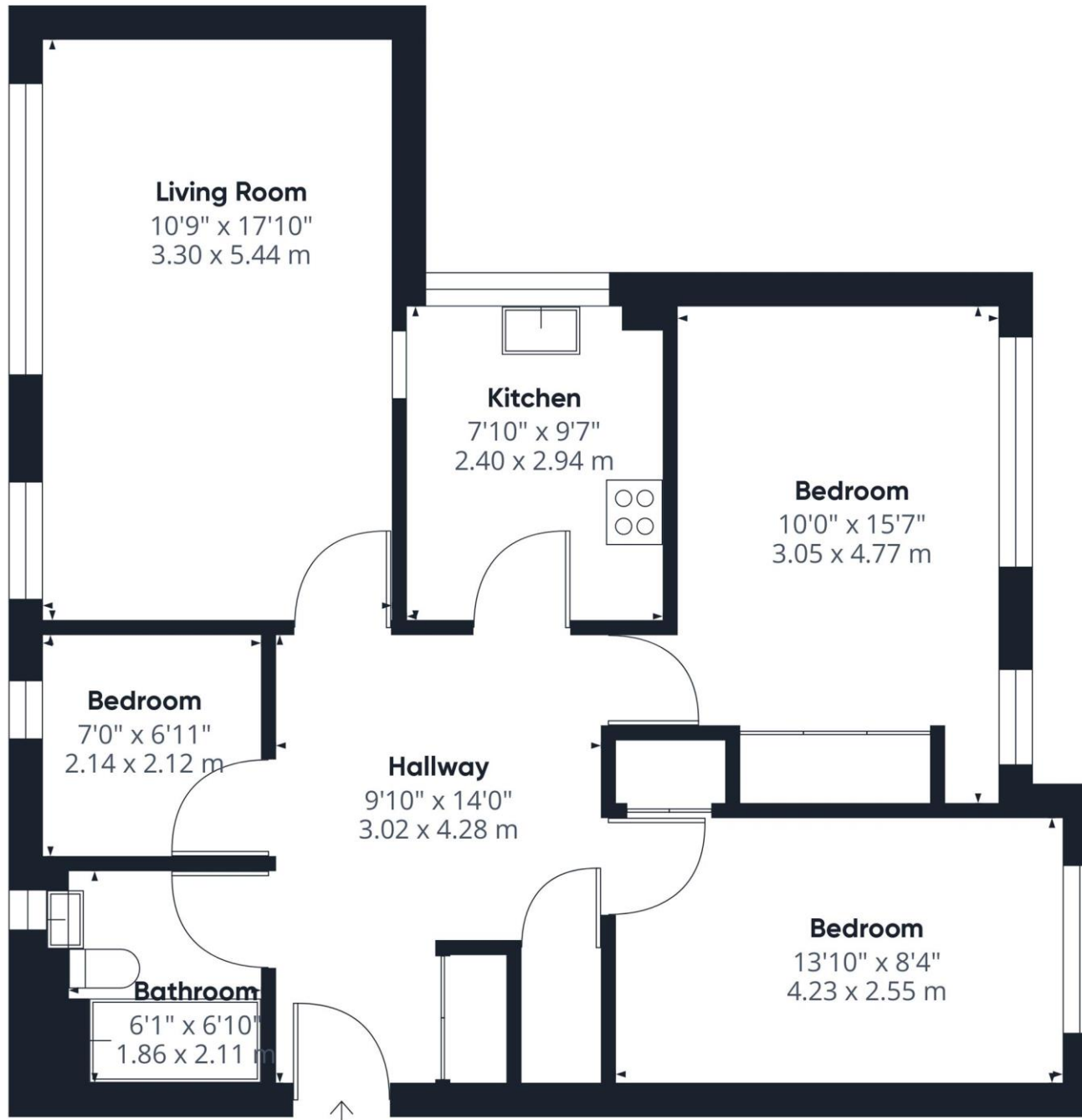


## Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.







Approximate total area<sup>(1)</sup>

780.78 ft<sup>2</sup>

72.54 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

## Material Information

**Tenure** – Leasehold

**Length Of Lease** – 89 years remaining

**Service Charge** – £1329

**Council Tax Band** – C

**Local Authority** – Croydon Council



**Property Type**  
Flat (Third Floor)



**Construction Type**  
Brick



**Parking**  
Allocated Parking



**External Wall Survey**  
N/A



**Water Supply**  
Thames Water



**Electricity Supply**  
Mains



**Heating**  
Electric



**Broadband**  
Standard/ Superfast/  
Ultrafast



**Mobile Signal**  
Good coverage

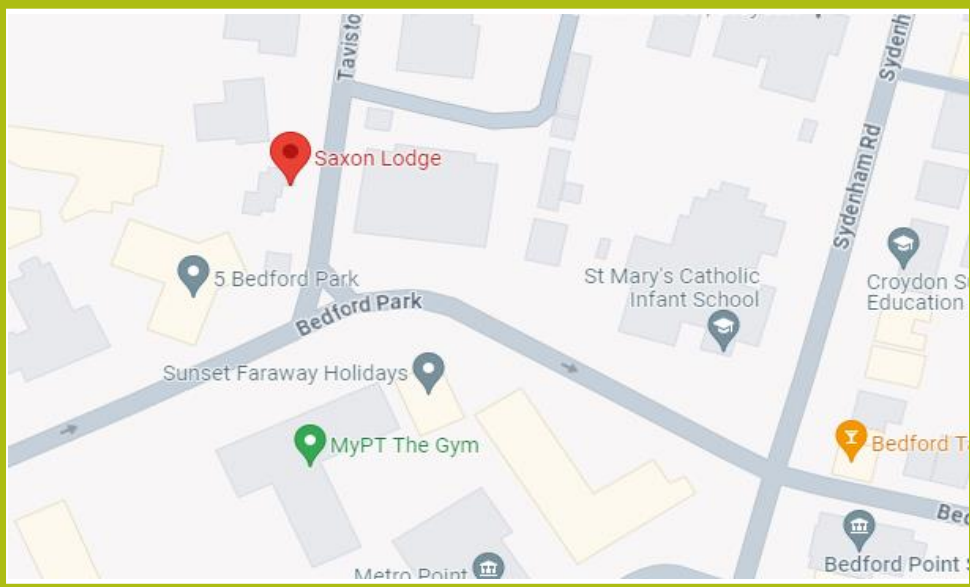


**Flood Risk**

*Has the property been flooded in the past five years: NO*  
Level of risk: Low



**Proposed Development  
in Immediate Locality?**  
None



### Balham

45 Bedford Hill,  
London, SW12 9EY  
☎ 020 8673 4666

### Colliers Wood & Wimbledon

30 Watermill Way,  
London, SW19 2RT  
☎ 020 8090 9000

### Streatham

432/434 Streatham High Road  
London, SW16 3PX  
☎ 0208 679 9889

