

FOR SALE



Adams Way, Croydon, CR0

GUIDE £170,000 Leasehold

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Property Description

Cash Buyers Only.

A charming ground floor studio flat nestled in a well-maintained block, boasting convenience, comfort, and a serene environment. With allocated parking and access to communal gardens, this flat offers a delightful blend of practicality and tranquillity.

Upon entering, you're greeted by a generously sized living space that's well proportioned, providing ample room for various furniture arrangements. The galley kitchen has an electric oven and hob as well as a free-standing washing machine. A large window in the kitchen provides natural and offers views of the communal garden.

Situated in close proximity to an array of amenities and excellent transportation links, including various bus routes, the tram link, and East Croydon mainline station, this flat offer easy access to various destinations.

Whether you're stepping into homeownership for the first time or seeking an investment opportunity, this property presents an enticing choice. Its well-maintained features, combined with its strategic location and desirable amenities, make it an appealing option.



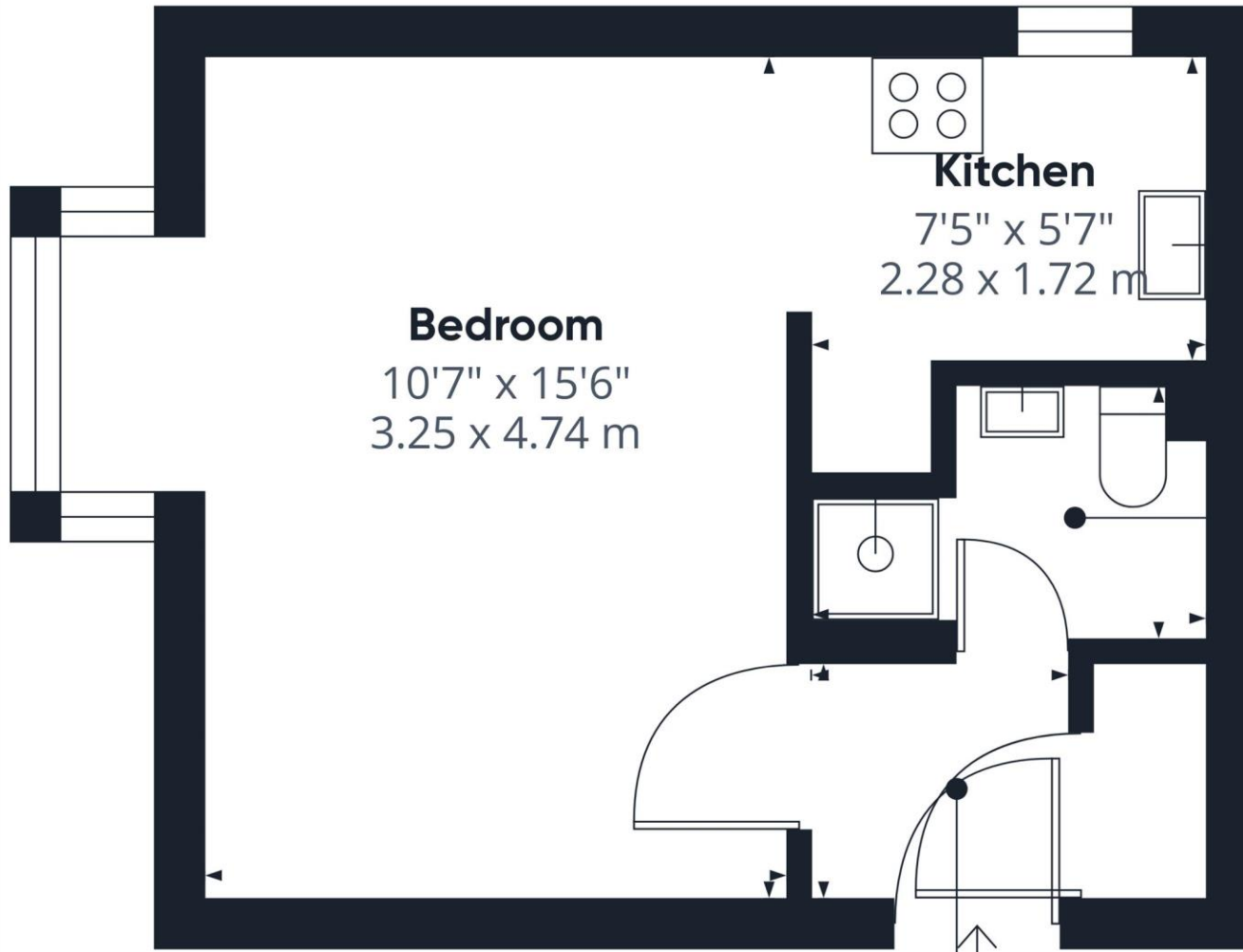
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C	71	75
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Disclaimer

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Bedroom
10'7" x 15'6"
3.25 x 4.74 m

Kitchen
7'5" x 5'7"
2.28 x 1.72 m

Bathroom
7'4" x 4'5"
2.25 x 1.36 m

Hallway
4'9" x 4'7"
1.45 x 1.40 m

Approximate total area⁽¹⁾
290.65 ft²
27 m²

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.

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Material Information

Tenure – Leasehold

Length Of Lease – 89 years remaining

Service Charge – £1299

Council Tax Band – B

Local Authority – Croydon Council



Property Type
Flat (Ground Floor)



Construction Type
Brick



Parking
Allocated Parking



External Wall Survey
N/A



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Electric



Broadband
Standard/Superfast



Mobile Signal
Good coverage



Flood Risk
Has the property been flooded in the past five years: NO
Level of risk: Medium



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

