



53 Ladygrove, Pixton Way, Croydon, Surrey, CR0 9LS

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Offers in Excess of £260,000

#### Description

An immaculately presented two bedroom first floor purpose built flat with a garage en bloc and share of freehold with 976 year lease. EPC Rating C. Council Tax Band C.

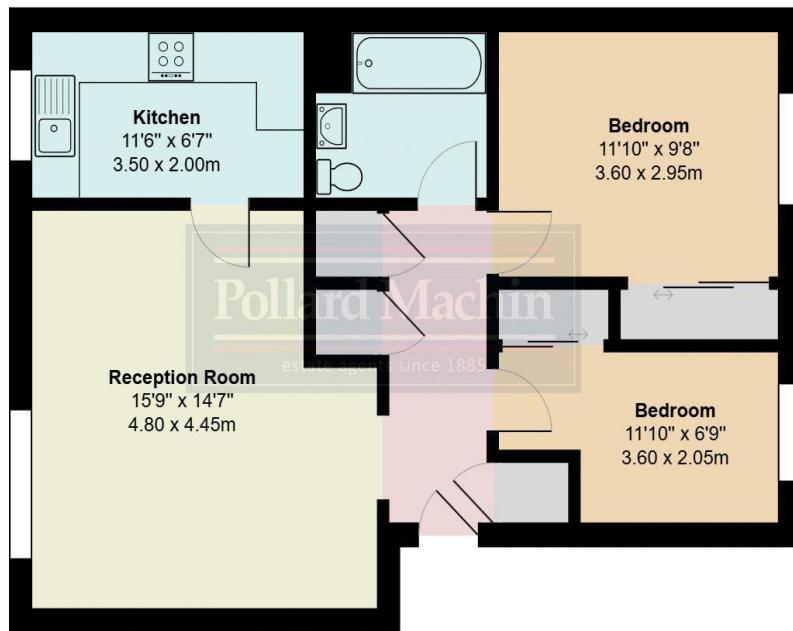
#### Accommodation

This beautifully presented first floor flat would make an ideal first home or investment property, having been improved considerably by the current owners. There are scenic views over woodlands which is an additional attraction. The 15'9 x 14'7 lounge/diner is bright and spacious and leads to separate kitchen. There are two bedrooms both with built in cupboards, a modern bathroom with a bath and shower overhead and ample storage throughout the property. There is an allocated parking space in addition to the garage en bloc. Share of freehold, 976 years remaining on the lease, peppercorn ground rent with a service charge of £2486 per annum.

#### Location

Ladygrove is located off Pixton Way and situated within easy reach of the 433 and 64 bus route offering direct links to Croydon town centre whilst the Gravel Hill tram stop is under a mile from the property serving East Croydon station. There is a good choice of both state and private schools including the popular Courtwood and Forestdale, a variety of local shops, cafes bars and restaurants with a wider choice of larger shops in Selsdon including Sainsbury's, Aldi.



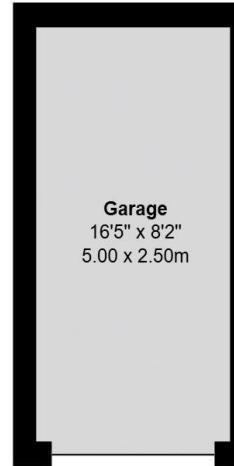
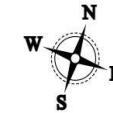


**First Floor**

**Ladygrove, Pixton Way, Croydon, CR0**  
**Approx. Gross Internal Area 663sq ft / 61.6sq meters**

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data shown.

Plan produced by AR Net Media - [www.arnetmedia.uk](http://www.arnetmedia.uk)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(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	
WWW.EPC4U.COM			

The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.



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