



24 Heathfield Gardens, Croydon, Surrey, CR0 1EL

Pollard Machin

estate agents since 1885

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Croydon
Surrey
CR0 1EL

£265,000

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Description

Top (third) floor two double bedroom flat located in close proximity to both East Croydon and South Croydon Stations. EPC rating D.

Accommodation

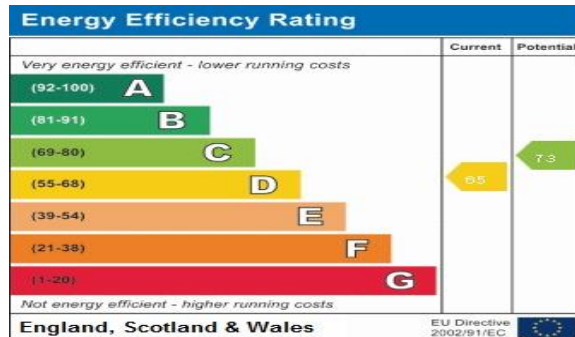
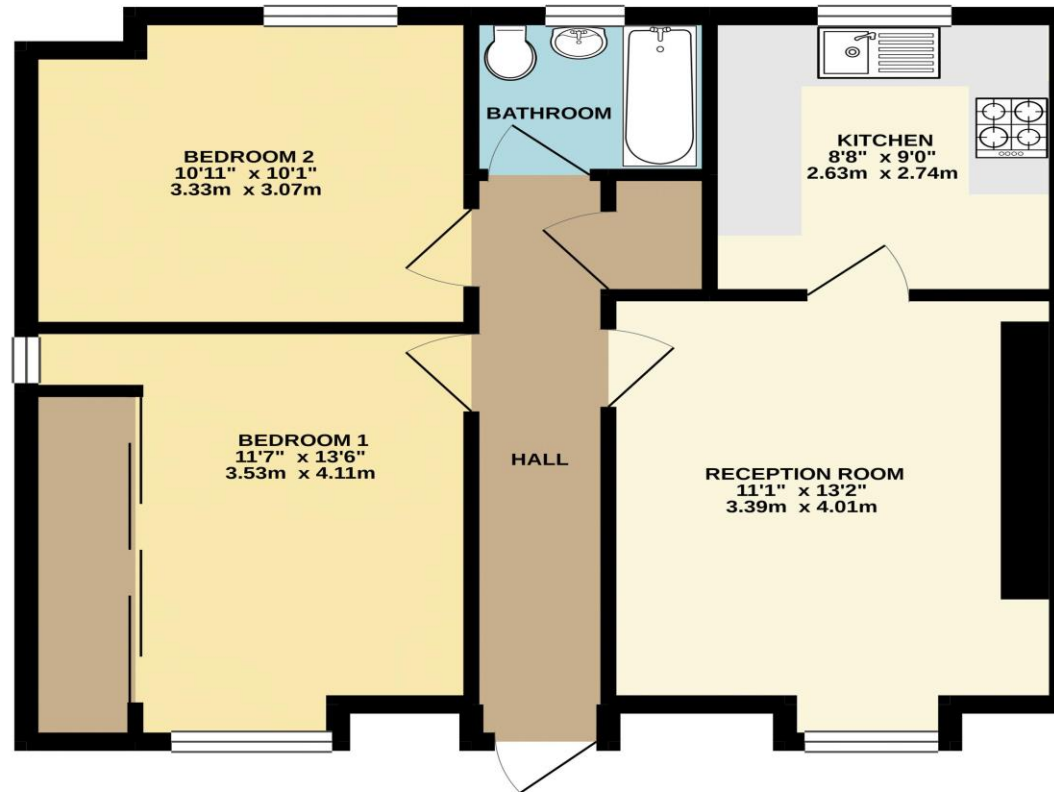
Accommodation comprises entrance hall with storage cupboard, 13'6x11'7 double aspect bedroom one with fitted wardrobes, bedroom two, 13'2x11'1 reception room leading onto a separate modern fitted kitchen.

Location

Heathfield Gardens is located on the junction of Coombe Road and Heathfield Road under a mile from South Croydon Station and within a mile of East Croydon Station both offering regular links into London. The nearby 'Restaurant Quarter' offers an array of restaurants as well as Boxpark in East Croydon, whilst Centrale and the Whitgift Centre provide a variety of shops.



THIRD FLOOR 569 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA: 569 sq.ft. (52.8 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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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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