



Flat 1, 20, Spencer Road, South Croydon, Surrey, CR2 7EH

Pollard Machin
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Flat 1, 20
Spencer Road
South Croydon
Surrey CR2 7EH

£260,000

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Description

Chain Free - Two bedroom ground floor flat on a popular road in South Croydon benefitting from a long lease in excess of 110 years, garage, communal gardens and double glazing.

Accommodation

The property comprises entrance hall, two double bedrooms, 15'8x11'2 reception room, separate kitchen and bathroom. Benefits include double glazing, garage and resident's parking, long lease in excess of 110 years and communal gardens to the rear.

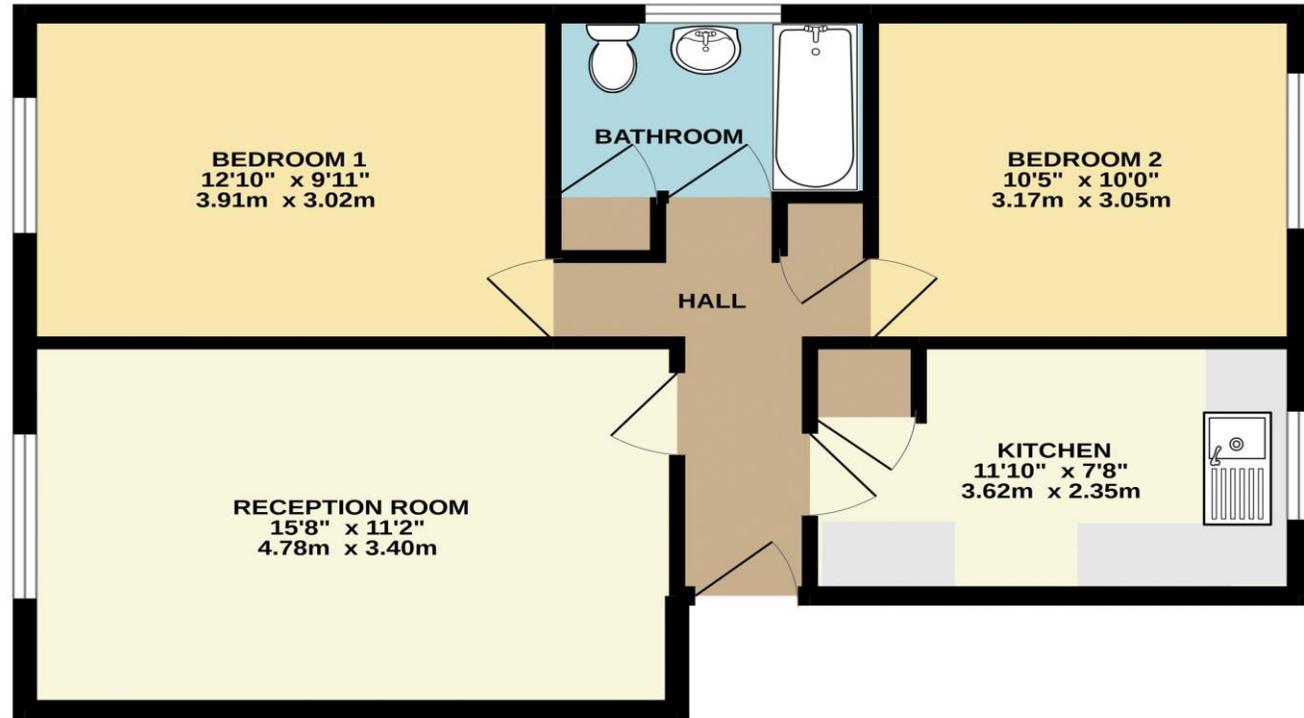
Location

Spencer Road is located between Croham Road and Campden Road, half a mile from South Croydon mainline station and under half a mile from Lloyd Park Tram Stop serving East Croydon Station and Croydon Town Centre. Croydon's 'Restaurant Quarter' is within easy reach offering an array of bars and restaurants, whilst the open spaces of Lloyd Park and Croham Hurst Woods are also within close proximity.

Lease: 125 years from 3/12/1986 - 89 years - Ground Rent: £10 per annum - Service Charge - 22/23 - £610.09 per annum.



GROUND FLOOR
602 sq.ft. (56.0 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			77
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 602 sq.ft. (56.0 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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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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