



**Goodfellows - Mitcham**

7-8 Fairgreen Parade, London Road, Mitcham, CR4 3NA

T: 020 8646 8686

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www.goodfellows.co.uk

## Canterbury Road, Croydon, CR0



### Overview...

One Bedroom

One Reception Room

One Bathroom

First Floor

Resident Parking

Chain Free

EPC Rating - D

Leasehold 94 years

Council Tax Band A

### Our view...

Goodfellows are pleased to present to the market this immaculately presented first floor one bedroom flat WITH NO CHAIN. The current owner of the property has lived there for over 15 years and has maintained the property to a very good standard making it the perfect purchase for first time buyers and investors alike who are looking for a property ready to move straight in to.

The property is comprised of an open plan reception room with a kitchen, a modern bathroom and a large double bedroom.

The property is ideally located by Lombard roundabout, and offers close and easy access for transport to, Croydon, Thornton Heath and Norbury. In addition, the property benefits from being within close proximity local shops and close proximity to bus stops which provide easy access and transportation.

**Offers in excess of: £230,000**

*Leasehold*

- RESIDENTIAL SALES
- RESIDENTIAL LETTINGS
- PROPERTY MANAGEMENT
- FINANCIAL SERVICES
- LAND AND NEW HOMES
- CONVEYANCING

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**Kitchen / Reception Room**

16'4" x 9'10" (4.98m x 3m)

**Bedroom**

11'6" x 10'10" (3.5m x 3.3m)

**Bathroom**

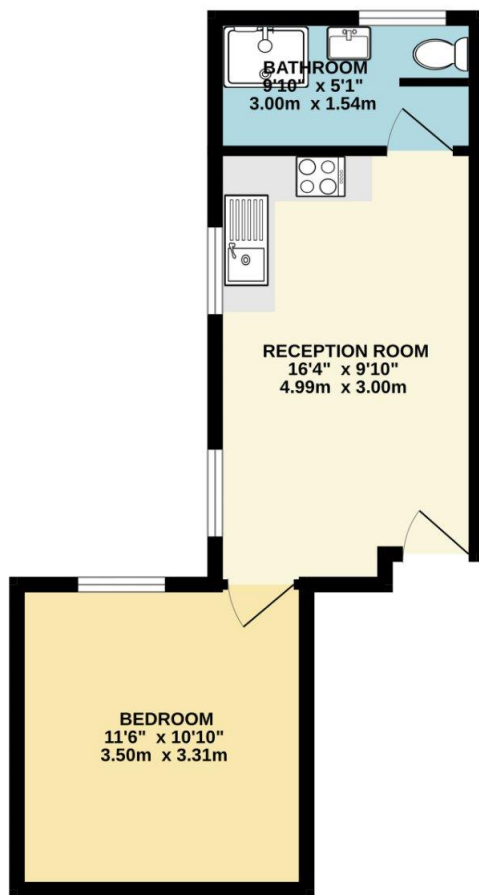
9'10" x 5'1" (3m x 1.55m)





**Your View...**

FIRST FLOOR  
335 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA : 335 sq.ft. (31.1 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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### Local Authority

Croydon Council HQ

### Referral Fee's

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Goodfellows

### Fixtures & Fittings

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

### All Measurements

All Measurements are Approximate

### Floorplan Clause

Measurements are approximate. Not to Scale. For Illustrative purposes only



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For full EPC please contact the branch

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