



**Wisbeach Road
Croydon
Surrey
CR0**

Offers In Excess Of £162,000

bettermove 

Wisbeach Road

Croydon

Bettermove are proud to present this studio flat in Croydon, available with no forward chain.

This property benefits from double glazing, and gas central heating throughout.

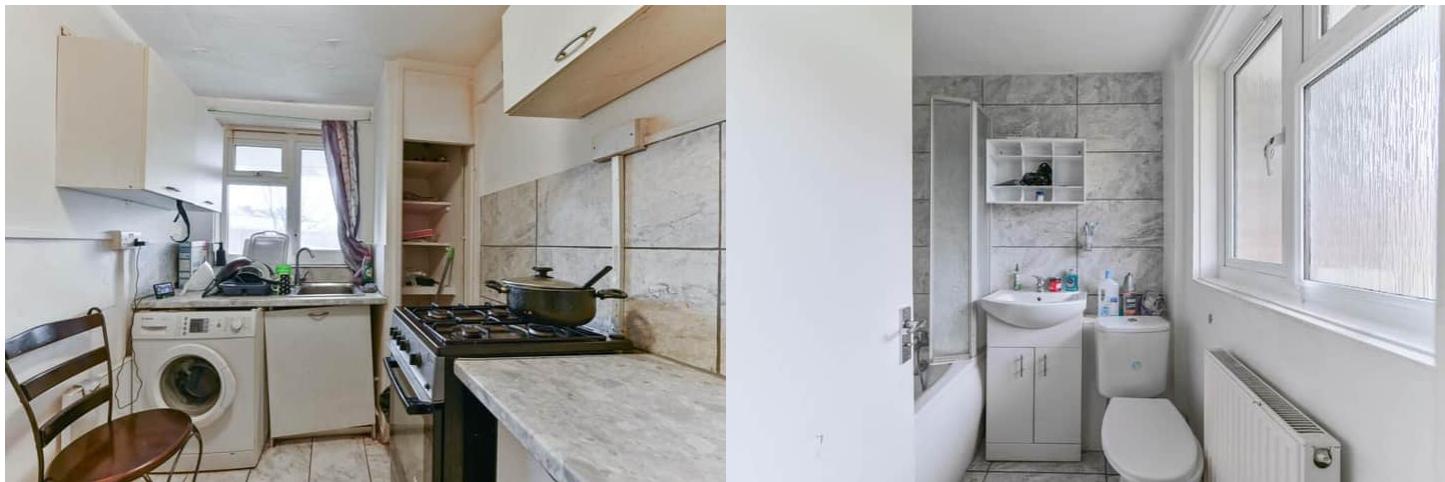
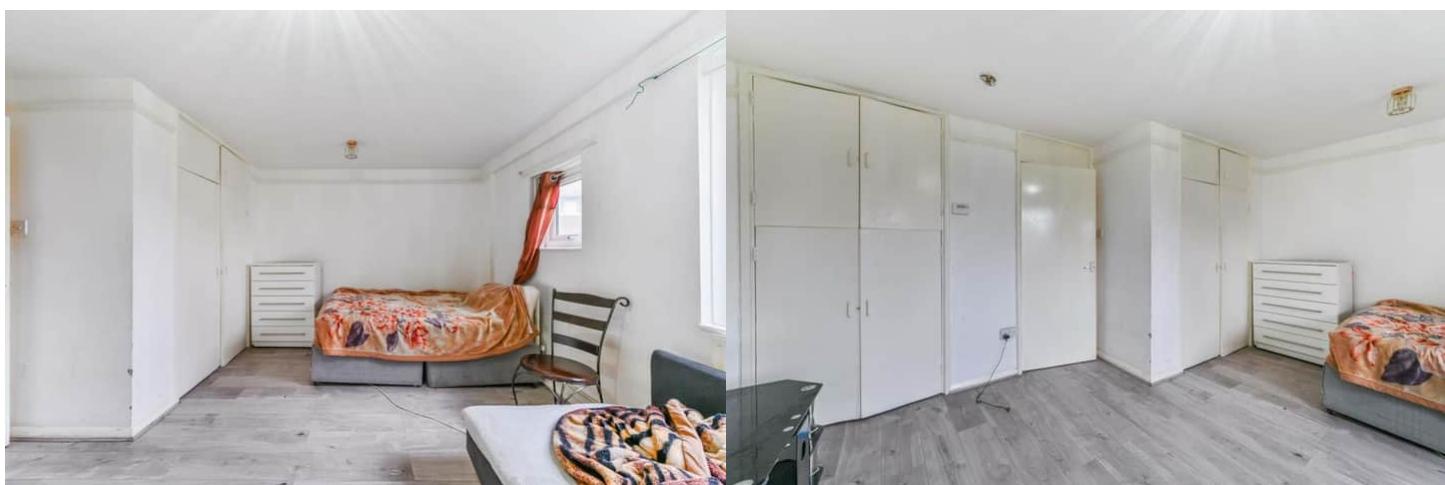
The council tax band is B.

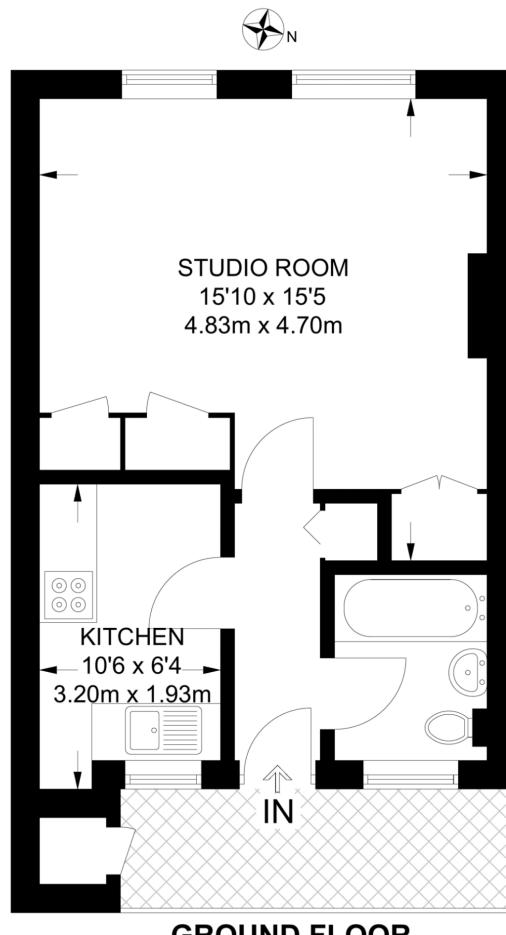
This is a leasehold property with 81 years remaining on the lease; the ground rent is £10.00 per annum, and the service charge is approximately £400.00 per annum.

This ground floor studio flat benefits from its own private entrance and comprises an open-plan living/bedroom area, fitted kitchen, and family bathroom, with plenty of built in storage spaces. The property also boasts communal gardens, perfect for enjoying the summer months.

Located in the popular town of Croydon, the property is close to a range of amenities, including shops, supermarkets, restaurants, and pubs. Excellent transport links can be found from Selhurst Station, located just a short walk away from the property, a range of local bus routes, and quick access to the A23.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.





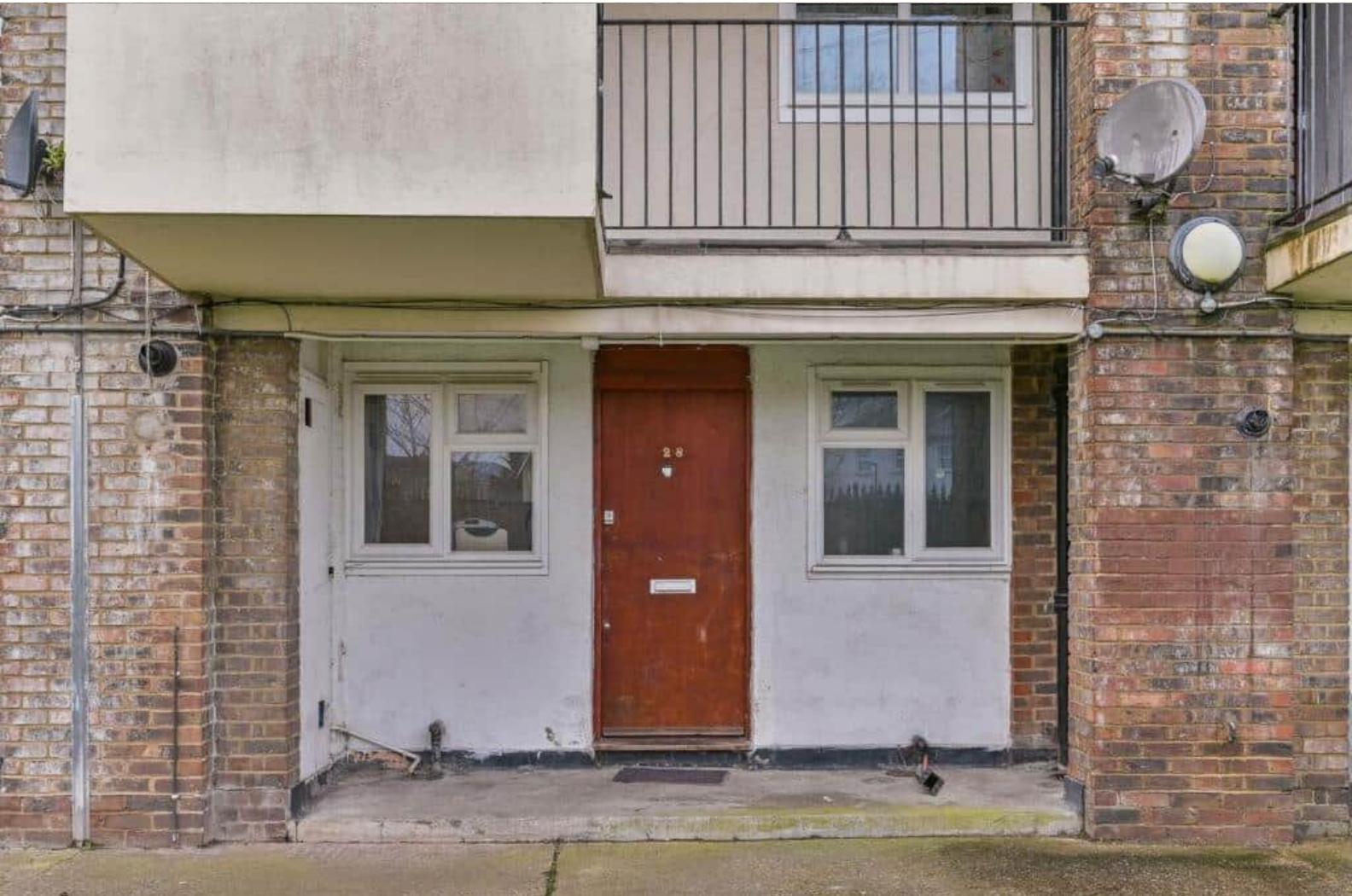
GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 354 SQ FT / 32.9 SQ M
 EXTERNAL CUPBOARD = 5 SQ FT / 0.5 SQ M
 TOTAL = 359 SQ FT / 33.4 SQ M

This plan has been drawn for illustrative and identification purposes only.

| 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, Scotland & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |



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