



**Bedford Place
Croydon
Surrey
CR0**

Offers In Excess Of £190,000

bettermove

Bedford Place

Croydon

Bettermove are proud to present this 2 bedroom flat in Croydon, available with no forward chain.

This property is currently tenanted, and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits double glazing, and electric heating throughout, with communal parking available.

The council tax band is C.

This is a leasehold property with 48 years remaining on the lease; the ground rent is £200.00, half yearly, and the service charge is £1,300.00, half yearly.

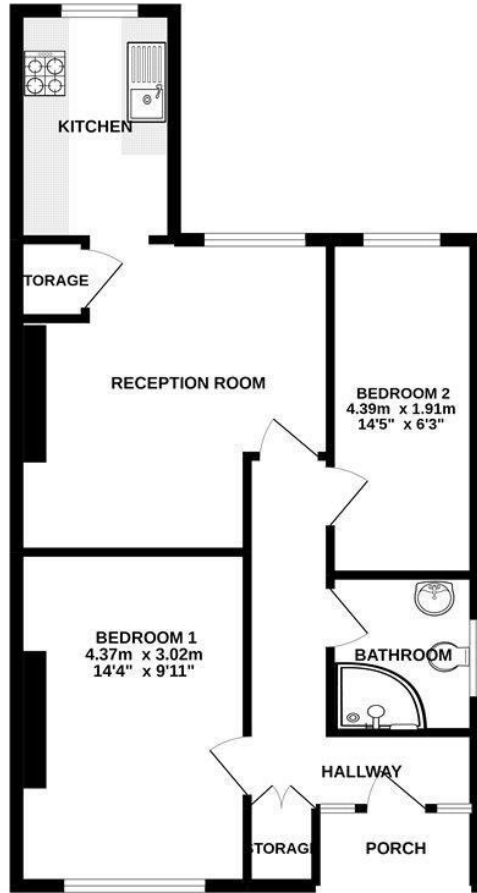
The interior of this beautifully presented, raised ground floor property comprises a spacious living room, fitted kitchen, two bedrooms, and a family bathroom. Outside, the property boasts communal gardens, perfect for enjoying the summer months.

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 East Croydon, and West Croydon Train Stations, Wellesley Road Tram Stop, a variety of local bus routes, and quick access to the A23, leading to the M25.

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



GROUND FLOOR
56.0 sq.m. (603 sq.ft.) approx.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk