



**Flat 25, 2 Ikon House  
Purley Way  
Croydon  
Surrey  
CR0 3FA**

**Offers In Excess of £330,000**

**bettermove**

# Purley Way Croydon

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

The 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 from double glazing, and electric heating throughout, with allocated parking available.

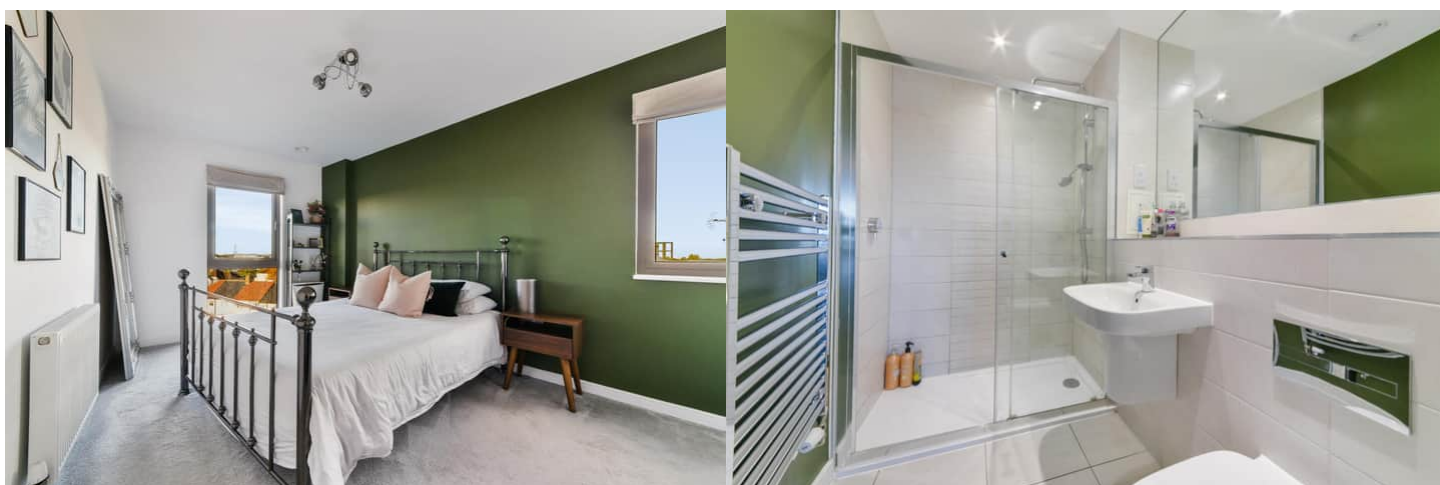
The council tax band is C.

This is a leasehold property with 991 years remaining on the lease; the ground rent is £250.00 per annum, and the service charge is £1,463.00 per annum.

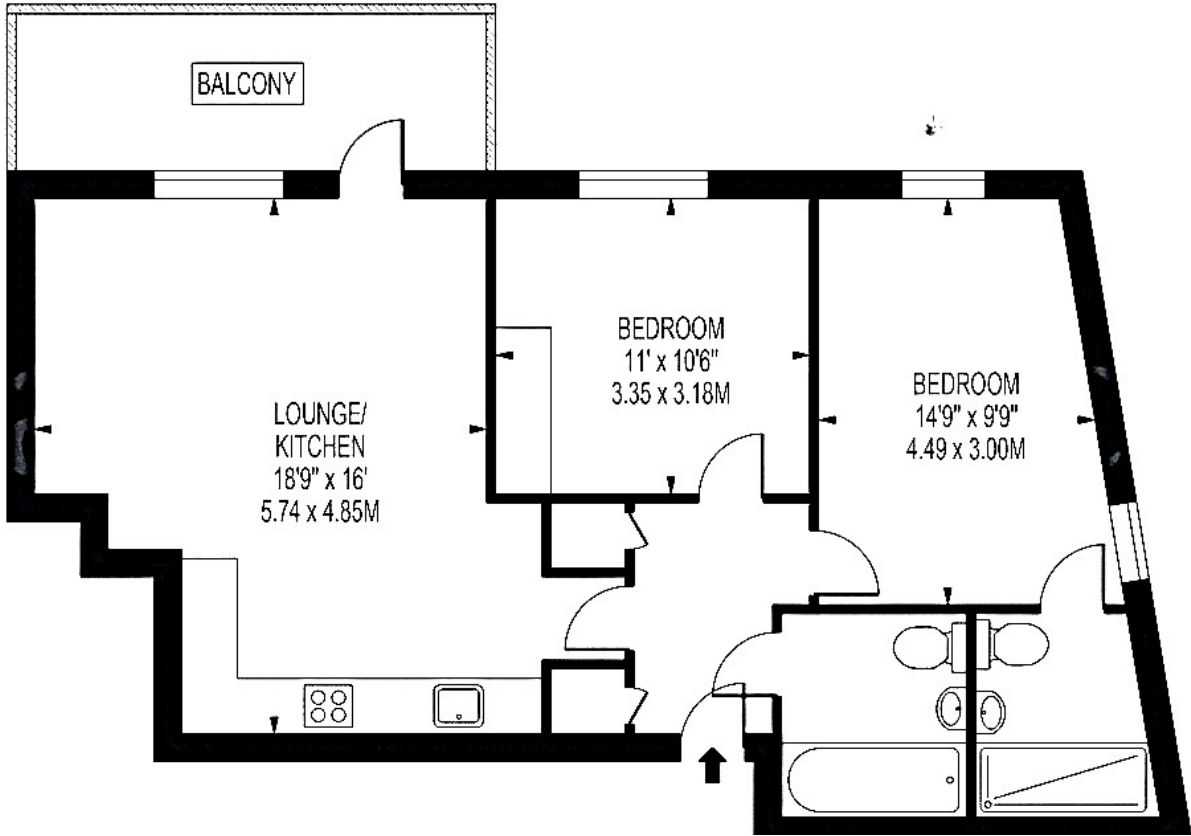
The interior of this beautifully presented, fourth floor property comprises a spacious, open-plan living/kitchen area, two double bedrooms, with the master bedroom benefitting from a private en-suite, alongside the family bathroom. The property further benefits from a private balcony, accessible via the living room, 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 connections can be found from West Croydon Station, a variety of local bus routes, and quick access to the A23, leading to the M23, and M25.

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



APPROXIMATE GROSS INTERNAL FLOOR AREA: 722 SQ FT - 67.09 SQ M



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>90</b>	<b>90</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	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](http://www.bettermove.co.uk)