



**Bramble Close
Croydon
Surrey
CR0**

Offers in Excess of £229,000

bettermove

Bramble Close

Croydon

Bettermove are proud to present this 2 bedroom flat in Croydon.

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, gas central heating throughout and on street parking.

The council tax band is C.

This is a leasehold property with 90 years remaining on the lease; the ground rent is £10 PA and the service charge is £835 PA.

The interior of this well presented property comprises a spacious living room, fitted kitchen and 2 bedrooms and the family bathroom.

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 Wickham train station, a variety of tram routes and quick access to M25.

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	77
(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	78	79
(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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