

Maresfield, Croydon, CR0 5UB



Flat - Purpose Built

- One Bed Purpose Built Flat
- Allocated Parking Space
- Long Lease
- Warm Air Heating and Double Glazing
- Offered with No Onward Chain
- Ground Floor
- Very convenient for Croydon Shopping Centre with the Whitgift Centre
- East Croydon BR Station Serves the Area
- Must be seen to be appreciated
- Fitted Cupboards/Wardrobe to the Bedroom

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We are very pleased to offer to the market this ground floor one bed purpose built flat very convenient for East Croydon BR station and the Whitgift shopping centre. Presented to the market in good condition throughout having just been freshly painted and new carpets laid. The property is being offered with no onward chain. There is a good sized living room with doors opening onto communal grounds, a separate fitted kitchen with a range of wall and base units, the bedroom has fitted wardrobes and the bathroom is fitted with a white suite. Further benefits include double glazing, warm air heating, a long lease and an allocated parking space. Very convenient for East Croydon BR Station along with the Whitgift Shopping Centre. Offered with no onward chain, early viewing advised

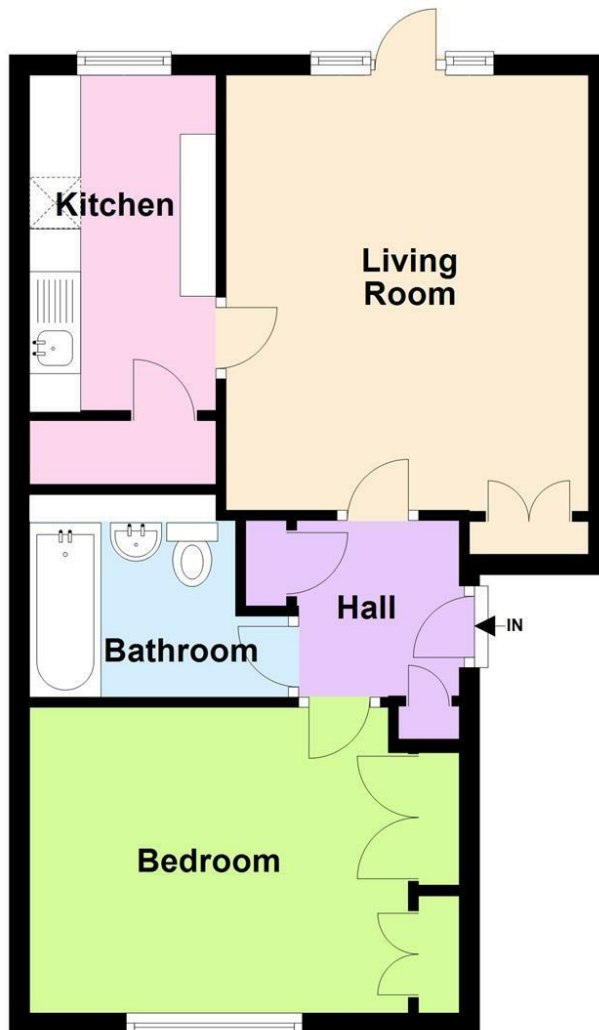
Tenure Leasehold : 160 years from June 1998 - EPC C

Service Charge : £544.80 -June 2026 payable every 6 months - Ground Rent : £40 per annum

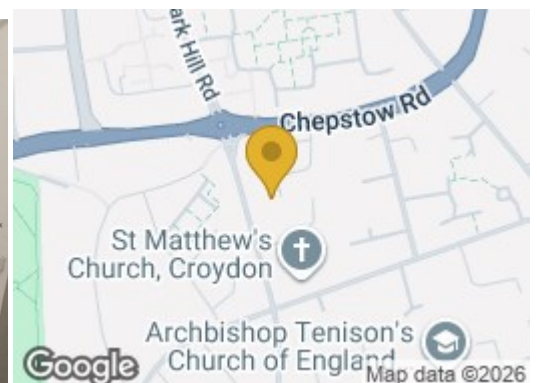
Local Authority : Croydon - Council Tax Band C

We carry out best endeavours to make our marketing material accurate and reliable, however they do not form part of any contract and is not to be relied upon. Council tax and, where applicable, lease information, service charges and ground rent are given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

For broadband and mobile phone coverage at the property in question please visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage> and <https://checker.ofcom.org.uk/en-gb/mobile-coverage> respectively



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Whilst you are at liberty to use any firm of solicitors of your choice, Homecastle can, if requested, recommend solicitors.

If you choose Cook Taylor Woodhouse solicitors from our list, Homecastle will receive a £150 referral voucher.

If you require clarification on any point please contact us particularly if travelling some distance to view. All services appliances, fittings and central heating etc (if applicable) have not been tested by our company. Measurements are taken by laser tape to the widest point of the room, are approximate and may be subject to a margin of error. Lease, ground rent, maintenance and garden details (if applicable) cannot at present be relied upon as being correct. We are awaiting clarification from the vendor's solicitors. The description of this property is only the opinion of our Company.