



We are pleased to bring to the market this sizeable and modern 2 bedroom, top floor apartment situated on the South Croydon/Purley borders. Boasting a large open plan kitchen-living area with a Juliet balcony, communal gardens and allocated parking. Excellent transport links to London are easily accessible as well as South Croydon and Purley Town Centres, local shops and well-performing schools.



***Allocated parking *Large lounge
*Communal gardens *Excellent location**

Hall

Leading to:

Reception Room - 20' 4" x 13' 11" (6.19m x 4.24m)

Beautiful, super large open plan reception/kitchen, carpeted throughout with a window and Juliet balcony

Kitchen - 8' 8" x 7' 7" (2.64m x 2.31m)

Modern, fully equipped kitchen, window

Bedroom 1 - 14' 9" x 8' 7" (4.49m x 2.61m)

Carpet throughout, large window, radiator



Bedroom 2 - 11' 0" x 10' 8" (3.35m x 3.25m)

Carpet throughout, window, radiator

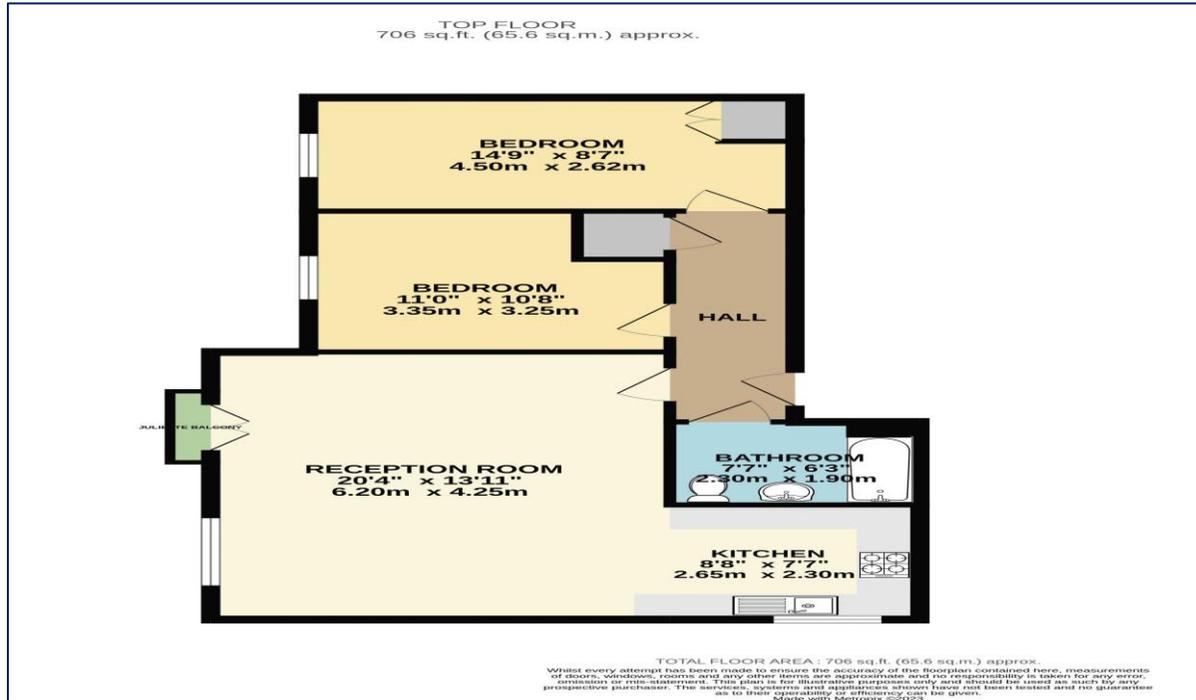
Bathroom - 7' 7" x 6' 3" (2.31m x 1.90m)

Outside

Communal Gardens

Allocated parking space





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Council Tax - C

Local Authority: London Borough of Sutton

Tenure - Leasehold



95 Banstead Road
Carshalton
Surrey
SM5 3NP



020 8642 5468



admin@cromwellscarshalton.com



www.cromwellsestateagents.uk

Disclaimer

These particulars are not an offer or contract, nor part of one. You should not rely on statements made by Cromwells in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or value. Neither Cromwells nor any joint agent has authority to make representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances are given as an approximate only. Any reference to alterations to or use of, any part of the property does not mean that any necessary planning, building regulations or other consents have been obtained