



Flat

# 45 FLAT 2 AVONDALE ROAD, SOUTH CROYDON, CR2 6JE

Per Month

## £1,500

FEATURES



  
**CC GRAY ESTATES**  
— MAKE YOUR MOVE SIMPLE

# 2 Bedroom Flat located in South Croydon

Nestled on the charming Avondale Road in South Croydon, this delightful two-bedroom ground floor flat offers a perfect blend of comfort and modern living. Upon entering, you are welcomed by a massive lounge that provides ample space for relaxation and entertaining. The room is bathed in natural light, creating a warm and inviting atmosphere.

The separate modern kitchen is well-equipped, making it an ideal space for culinary enthusiasts. It offers functionality and style, ensuring that meal preparation is a pleasure rather than a chore.

Both bedrooms are generously sized, providing a peaceful retreat at the end of the day. The flat also features a well-appointed bathroom, designed for convenience and comfort.

Recent enhancements include the installation of new grey carpets and freshly painted throughout, adding a touch of contemporary elegance throughout the property.

This flat is perfect for those seeking a comfortable home in a desirable location. Please note that a minimum income requirement of £55,000 applies, along with a UK guarantor.


Call us on

**0203 648 6357**

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<https://ccgrayestates.com/>

## Council Tax Band

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		
England & Wales		EU Directive 2002/91/EC 

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

