

SHARE OF FREEHOLD



Maisonette

24 ENGADINE CLOSE, CROYDON, CR0 5UU

Offers Over

£325,000

FEATURES



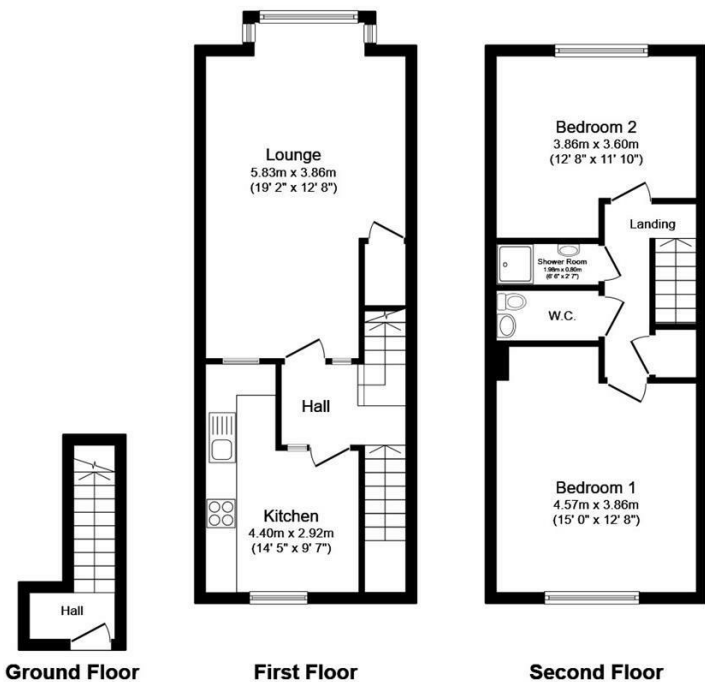

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2 Bedroom Maisonette located in Croydon

Nestled in the sought-after Park Hill area of Croydon, this charming two-bedroom maisonette presents a rare opportunity for those seeking a blend of comfort and convenience. Spanning approximately 947 sq. ft., this well-appointed home is perfect for first-time buyers, downsizers, or investors alike.

Upon entering, you are welcomed into a bright and spacious reception room, ideal for both relaxation and entertaining guests. The modern kitchen is equipped with ample storage and workspace, catering to all your culinary needs. The two generously sized double bedrooms offer versatile accommodation, ensuring comfort for all residents. Completing the internal layout is a well-maintained family bathroom and a separate WC, enhancing practicality for everyday living.

Outside, the property boasts a private garage and resident permit parking, a true asset in this desirable location. The beautifully kept communal gardens provide a serene space to unwind and enjoy the outdoors. With gas central heating and double glazing throughout, this maisonette promises warmth and efficiency all year round. The low annual outgoings, including a Ground Rent of £90 and a Service Charge of £530, make this property an appealing financial choice.



Total floor area 84.9 sq.m. (914 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Council Tax Band
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

