



THE
HOMES
GROUP

HARRINGTON COURT

Altyre Road, Croydon, CR0 5LF
Asking price £230,000 Leasehold



Offered to the market with NO CHAIN is this well presented one bedroom 2nd floor flat. Set in a great location just a few minutes walk from East Croydon Station, which provides regular train & tram services, BOXPARK and the famous Fairfield Halls theatre & concert hall.

The flat has the benefit of a lift to the 2nd floor landing. The flat is neutrally decorated with a bright and airy feel from the large living room and bedroom windows. The modern kitchen has been well designed with a white units. The living room is L-shaped and offers room for sofas and dining furniture. The bedroom is generous in size with a built-in wardrobe and there is a modern bathroom.

We feel this flat would make an ideal first time buy or a great buy to let opportunity thanks to its convenient location for transport, social venues and High Street. Croydon has seen vast regeneration over the last few years including the new cultural and education quarter.

The current lease started on 25th December 2010 with the term being 99 years. The property is subject to an annual service charge and ground rent. We have been informed by the sellers the current charges are £1932.52 & £200 respectively. Information to be verified by the sellers solicitor. We understand residents can apply for a permit to park in the private car park. Council tax band B.

Communal Entrance

Entrance Hall

Living Room

13'8 x 8'9 x 12'7 (4.17m x 2.67m x 3.84m)

Kitchen

10'4 x 5'9 (3.15m x 1.75m)

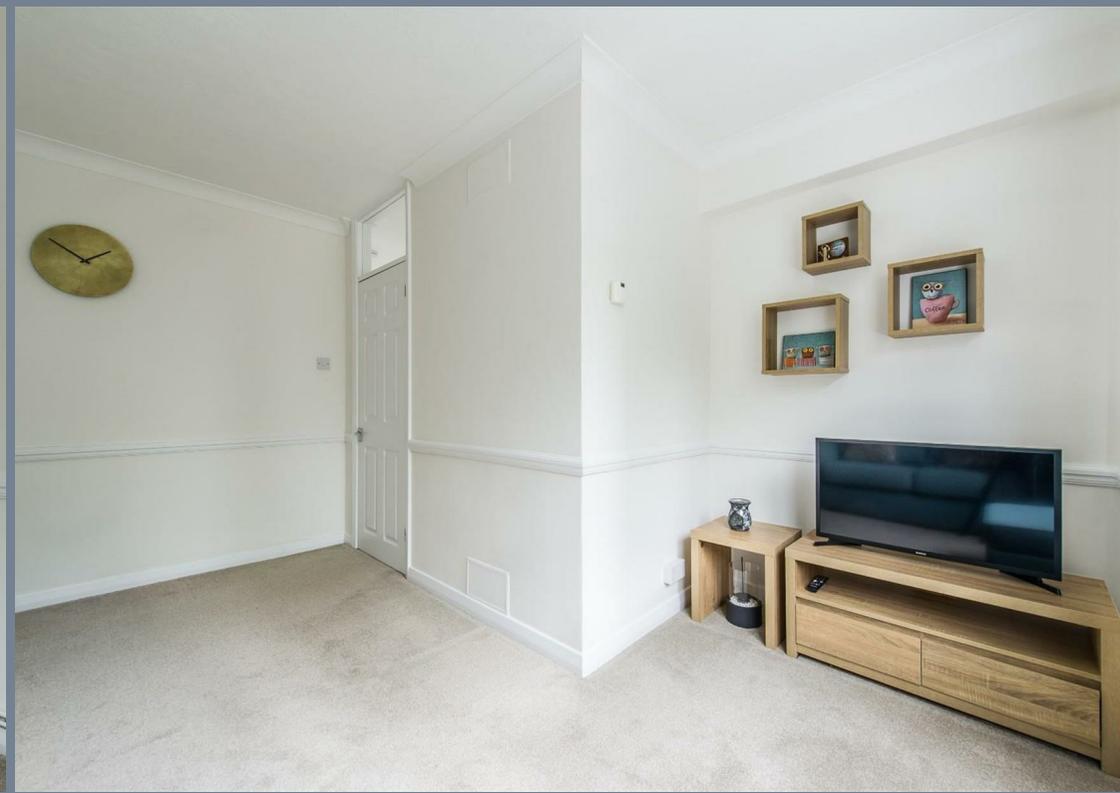
Bedroom

13'8 x 10'1 (4.17m x 3.07m)

Bathroom

Council Tax Band - B





Second Floor

Approx. 42.6 sq. metres (458.6 sq. feet)



Total area: approx. 42.6 sq. metres (458.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	79
(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	

Viewing

Please contact The Homes Group Office on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.