

Jasmine Gardens, Croydon, CR0 8LE



Flat - Purpose Built

- Two Bedroom Split Level Purpose Built Flat
- Gas Central Heating
- Close To Local Shops & Amenities
- Situated On The Shirley/West Wickham Borders
- Forest Academy Primary School Is Located On The Development
- Second & Third Floors
- Double Glazing
- Ex Local Authority
- Bus Services Provide Access To East Croydon
- Additional Shops Can Be Found Along Wickham Road

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We are delighted to present this split-level ex-local authority maisonette, arranged over the second and third floors. The accommodation offers a generously sized living room, a separate kitchen, two well-proportioned bedrooms, and a family bathroom. The property does require some TLC but does benefit from gas central heating and double glazing. Conveniently located close to Wickham Road, local shops, and excellent transport links. Forest Academy Primary school is also within the development.

An early viewing is highly recommended.

Tenure: Leasehold Lease term: 125 years from 15th February 1988 (vendor extending to add an additional 90 years to current term) Service Charge 01/04/22 - 31/03/23 - £641.90 Ground Rent: £10.00 & additional rent Buildings Insurance £314.14 EPC Rating: C Croydon Council Tax Band: B

We carry out best endeavours to make our marketing material accurate and reliable, however they do not form part of any contract and are not to be relied upon. Any buyers are advised to seek verification from their solicitor or surveyor.

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



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



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.